

From: Stephanie Pania <plaidacid@yahoo.com>
Sent: 6/10/2020 15:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephanie Pania
, 25414

From: Cheryl Bennett <cherben@aol.com>
Sent: 6/10/2020 15:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Cheryl Bennett
Harpers Ferry, 25425

From: Cindy Heller <cindyheller01@yahoo.com>
Sent: 6/10/2020 16:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Cindy Heller
Harpers Ferry, 25425

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Sent: 6/10/2020 16:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Linda Zwobota
Harpers Ferry , 25425

From: Megan Santini <megansantini@gmail.com>
Sent: 6/10/2020 16:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Megan Santini
Harpers Ferry, 25425

From: james santini <jds370@gmail.com>
Sent: 6/10/2020 16:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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james santini
Harpers Ferry, 25425

From: Nancy Knight <Nancyknight0617@gmail.com>
Sent: 6/10/2020 16:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Nancy Knight
Shepherdstown, 25443

From: Alan Engelberg <Deweynj@gmail.com>
Sent: 6/10/2020 16:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alan Engelberg
Charles Town, 25414

From: James Lusby-Treber <jlusbytreber@hotmail.com>
Sent: 6/10/2020 16:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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No one has actually demonstrated the benefits this re-zoning will bring to Ranson or the rest of the county. The risk now a far greater to all of us than the benefits. Since a PILOT agreement was signed, no tax revenue will come from this re-zoning for the foreseeable future. It does not make sense to go forward with this re-zoning.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

James Lusby-Treber
Shepherdstown, 25443

From: Tawny Greene <Tawnygreene@yahoo.com>
Sent: 6/10/2020 17:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tawny Greene
Harpers ferry, 25425

From: Philip Viens <mountainous@comcast.net>
Sent: 6/10/2020 17:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As we witness the onset of COVID-19 and the subsequent resurgence of diagnosed cases with the ease of lockdown restrictions, scientists worldwide are still uncovering how this virus expresses itself.

West Virginia has been spared the horrific loss of life and devastation to community because of the quality of life it has cultivated. This cultivation has not itself been without great sacrifice and loss of life. From the oppression of government and corporate interests, to the spirit that has sent our children to war to defend this place we call home, (many who never returned to us)we are united in our commitment to hold upright, the most primal interest of all humanity, namely, to live free of that which would otherwise endanger our lives.

Of Rockwool and the city officials who lobby for this plant to be built I ask the question? Why don't you build it next to your houses? What would you think of your children being exposed to what this industrial blight will bring upon us? Your actions say that our lives matter less than yours. Your actions say that what you want to inflict on us is more valuable than what generations of our loved ones have fought and died to preserve. Let there be no ambiguity; they did not die so that you could make of our home a sewer.

Please think of your family and understand this, we cherish our family as much as you cherish yours and we have fought and died for the privilege of living here, not for your privilege of wealth that would take it from us.

Sincerely,

Philip Viens
Charles Town, 25414

From: Amy Hartman <Amywv@icloud.com>
Sent: 6/10/2020 17:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

This is Ranson chance to get out of a bad deal hope you do the right thing this time around.

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Amy Hartman
Harpers Ferry , 25425

From: Judy Fortune <judyfortune69@gmail.com>
Sent: 6/10/2020 17:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Judy Fortune
Harpers Ferry, 25425

From: Linda Bishop <Cloudandfire@comcast.net>
Sent: 6/10/2020 18:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Linda Bishop
Harpers Ferry, 25425

From: Dr. William B. Telfair <wbchtelfair@sbcglobal.net>
Sent: 6/10/2020 19:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Dr. William B. Telfair
Shepherdstown, 25443

From: Cheryl Groen <Cheryl.lilie88@gmail.com>
Sent: 6/10/2020 20:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Cheryl Groen
Shepherdstown, 25443

From: Heidi Reichert <heidikreichert@gmail.com>
Sent: 6/10/2020 22:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,
Heidi Reichert

WV needs better than heavy industry. We need sustainability and community-oriented programs. Every part of Rockwool is a terrible idea. There is still time to right this.

Sincerely,

Heidi Reichert
Charles Town, 25414

From: Storme Frame <Stormeshiley@gmail.com>
Sent: 6/11/2020 00:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Storme Frame
Kearneysville, 25430

From: Megan Cotter <meganestone@gmail.com>
Sent: 6/11/2020 01:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I worry for the safety of my children presently as well as what future effects could be caused as a result of heavy industry in our community. I also worry about property values and quality of life in a community that is home to such industry. It seems likely more companies will see the tax incentives and lower income community as an easy place to set up shop now that infrastructure for heavy industry has moved in and it seems like the community my family enjoys will be destroyed. Please vote no and correct the deception and poor leadership that led to the passage of this rezoning. The voices of the people are clearly saying we don't want this in our community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Megan Cotter
Charles Town, 25414

From: Edy Cummings <edycummings@aol.com>
Sent: 6/11/2020 01:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Edy Cummings
Shenandoah Junction , 25442

From: Pamela Langland <mollymcshabby@gmail.com>
Sent: 6/11/2020 07:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Pamela Langland
Kearneysville, 25430

From: Margaret Langland <langlandmolly@yahoo.com>
Sent: 6/11/2020 07:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Margaret Langland
Kearneysville, 25430

From: Amy Byrne <Afbyrne@gmail.com>
Sent: 6/11/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amy Byrne
Shepherdstown , 25443

From: robert barrat <RBARRAT@EARTHLINK.NET>
Sent: 6/11/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

robert barrat
Shenandoah Junction , 25442

From: Bethanne Arthur <bethanne.arthur@yahoo.com>
Sent: 6/11/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Bethanne Arthur

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Bethanne Arthur
Harpers Ferry, 25425

From: Benjamin Arthur <sethandbethanne@gmail.com>
Sent: 6/11/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Benjamin Arthur
Harpers Ferry, 25425

From: Catherine Pezzaro <cpezzaro@gmail.com>
Sent: 6/12/2020 15:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. As a relative of small business owners in Shepherdstown and a frequent visitor of Jefferson County, I am against ordinance #2017-302.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2019, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than

big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow generates significant wastewater runoff. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. There is also a high risk of this runoff contaminating groundwater aquifers in Jefferson County because of the area's karst terrain. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High School district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Catherine Pezzaro
Richmond, 23235

From: Nigel Casserley <nigel@necomms.com>
Sent: 6/12/2020 18:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Nigel Casserley
Shenandoah Junction, 25442

From: diana mcclure <dmcstable@aol.com>
Sent: 6/12/2020 23:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However, unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and startups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

1. https://dep.wv.gov/daq/Documents/March%202018%20Drafts%20and%20IPR/037-00108_IPR_R14-0037.pdf;

2. Ivester KM, Couëtill LL, Moore GE. An observational study of environmental exposures, airway cytology, and performance in racing thoroughbreds. *Journal of veterinary internal medicine*. 2018 Sep;32(5):1754-62.

3. Couëtill LL, Cardwell JM, Gerber V, Lavoie JP, Léguillette R, Richard EA. Inflammatory airway disease of horses—revised consensus statement. *Journal of veterinary internal medicine*. 2016 Mar;30(2):503-15.;
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6. Sanchez A, Couetil LL, Ward MP, Clark SP. Effect of airway disease on blood gas exchange in racehorses. *Journal of veterinary internal medicine*. 2005 Jan;19(1):87-92.;
7. Couëtill LL, Hoffman AM, Hodgson J, Buechner - Maxwell V, Viel L, Wood JL, Lavoie JP. Inflammatory airway disease of horses. *Journal of veterinary internal medicine*. 2007 Mar;21(2):356-61.;
8. Hernandez J, Hawkins DL, Scollay MC. Race-start characteristics and risk of catastrophic musculoskeletal injury in Thoroughbred racehorses. *Journal of the American Veterinary Medical Association*. 2001 Jan 1;218(1):83-6.;
9. Auer JA, Stick JA. *Equine Surgery 4th edn*, Saunders, 2012.;
10. Witt T, Meinert T. *The Economic Impact of the Charles Town Thoroughbred Horse Racing Industry on the Jefferson County a*. 2011
11. Anderson JO, Thundiyil JG, Stolbach A. Clearing the air: a review of the effects of particulate matter air pollution on human health. *Journal of Medical Toxicology*. 2012 Jun 1;8(2):166-75.
12. Bowen E, Deskins J. *The Economic Impact of the Thoroughbred and Greyhound Racing Industries on West Virginia's Economy 2*. 2014
13. Masi B. *The 25% shift: The benefits of food localization for Northeast Ohio and how to realize them*. Cleveland-Cuyahoga County Food Policy Coalition; 2010

diana mcclure
berryville, 22611

From: Suzanne Griffin <griffin.suzanne@gmail.com>
Sent: 6/13/2020 09:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Changing the area does not impact just Ranson, or Jefferson County, your decision impacts the region and all our resources. Please vote no on ordinance #2017-302.

Sincerely,
Suzanne Griffin
Knoxville, 21758

From: Lee Kahler <leedkahler@gmail.com>
Sent: 6/13/2020 09:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please vote no on ordinance #2017-302. Changing the zoning will impact the agricultural community, and pollute the rivers which are used for drinking and recreation in the region. Changing the zoning will impact the property values in the region - who wants to raise their family next to heavy industry plants. And most importantly, please do not change this zoning because of the impact it will have on our air quality.

Sincerely,
Lee Kahler
Knoxville, 21758

From: Esther Murphy <esther_murphy@comcast.net>
Sent: 6/13/2020 12:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. It would forever alter the character of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2019, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden

changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

I'm especially concerned about the potential impact on water quality. Our farms are a vital part of our economy and allowing this type of heavy industry threatens our essential water resources. Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow generates significant wastewater runoff. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. There is also a high risk of this runoff contaminating groundwater aquifers in Jefferson County because of the area's karst terrain. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High School district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Esther Murphy
Shepherdstown, 25443

From: Morgan Sell <morgansell311@gmail.com>
Sent: 6/13/2020 17:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

We ask that you respect the original zoning area, which had increased civic space, rural and natural areas. These are the types of areas we need to be encouraging in Jefferson County, WV.

Respectfully,
Morgan Sell
Shepherdstown, 25443

From: Hannah Littrell <Lhannahlitt@gmail.com>
Sent: 6/13/2020 21:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Equine industry:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However, unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

1. https://dep.wv.gov/daq/Documents/March%202018%20Drafts%20and%20IPR/037-00108_IPR_R14-0037.pdf;

2. Ivester KM, Couëtill LL, Moore GE. An observational study of environmental exposures, airway cytology, and performance in racing thoroughbreds. *Journal of veterinary internal medicine*. 2018 Sep;32(5):1754-62.

3. Couëtil LL, Cardwell JM, Gerber V, Lavoie JP, Léguillette R, Richard EA. Inflammatory airway disease of horses—revised consensus statement. *Journal of veterinary internal medicine*. 2016 Mar;30(2):503-15.;
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7. Couëtil LL, Hoffman AM, Hodgson J, Buechner - Maxwell V, Viel L, Wood JL, Lavoie JP. Inflammatory airway disease of horses. *Journal of veterinary internal medicine*. 2007 Mar;21(2):356-61.;
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12. Bowen E, Deskins J. *The Economic Impact of the Thoroughbred and Greyhound Racing Industries on West Virginia's Economy 2*. 2014
13. Masi B. *The 25% shift: The benefits of food localization for Northeast Ohio and how to realize them*. Cleveland-Cuyahoga County Food Policy Coalition; 2010

Hannah Littrell
80107

From: Meredith paulsen <Sleepydog25@aol.com>
Sent: 6/13/2020 21:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Equine industry:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

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The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

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Meredith Paulsen
Shenandoah Junction, 25442

From: Judy Olsen <judyolsen@me.com>
Sent: 6/13/2020 21:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,
Judy Olsen
Shepherdstown , 25443

From: Hope Hamilton <silverho@aol.com>
Sent: 6/13/2020 21:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Hope Hamilton
Adamstown, 21710

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Sent: 6/13/2020 22:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Boyce, 22620

From: Jeanette Duvall <Jeanetterduvall@yahoo.com>
Sent: 6/13/2020 23:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However, unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

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While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

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The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

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Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Jeanette Duvall
Charles town, 25414

From: Judith Lafleur-Lovegrove <Judith.lafleur@rstarmail.com>
Sent: 6/14/2020 02:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. As a horse owner, eventer, seller and foxhunter we participate in the rely on the equestrian community and economy. We are very concerned about the significant impact this proposed ordinance will have on our small farm, the health and well being of our horses and property value, and the viability of our business and avocation.

The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

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Sincerely,

Judith Lafleur-Lovegrove
Purcellville, 20132

From: Michael Strider <michaelstridermd@comcast.net>
Sent: 6/14/2020 07:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Michael Strider
Pomfret, 20675

From: Katharine Byron <Windwardfarm@lycos.com>
Sent: 6/14/2020 08:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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We raise hay for the county's thoroughbred industry. We use veterinarians, feed stores and farriers who would be hugely affected by this impact on the thoroughbred industry. And we re-educate thoroughbreds at the end of their racing careers.

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Sincerely,

Katharine Byron
Shepherdstown, 25443

From: David Cardella <davidcardella@yahoo.com>
Sent: 6/14/2020 08:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Cardella
Shepherdstown, 25443

From: Jill Craig <jillmcraig@yahoo.com>
Sent: 6/14/2020 08:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jill Craig
Shepherdstown, 25443

From: Linda Cosgrove <Linda.a.cosgrove@gmail.com>
Sent: 6/14/2020 08:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Linda Cosgrove
Chevy Chase, 20815

From: Tanya Howard <Tatyanalee@aol.com>
Sent: 6/14/2020 08:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in *Leisure Sciences* revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Tanya Howard
Harpers Ferry , 25425

From: Ismail Celik <araratbp@gmail.com>
Sent: 6/14/2020 09:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Please, please do not allow heavy industry to pollute, Jefferson County, one of the cleanest counties in West Virginia, possibly cleanest in whole the tri-state region.

Sincerely,

Ismail Celik
Shenandoah Junction, 25442

From: Victoria Johnston <Danavickij@comcast.net>
Sent: 6/14/2020 09:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Victoria Johnston
Shepherdstown , 25443

From: Philip Post <pspost@verizon.net>
Sent: 6/14/2020 09:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
Philip S Post
Shepherdstown, 25443

From: Tammy Kershner <stkershner@frontier.com>
Sent: 6/14/2020 09:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Tammy Kershner
Shepherdstown , 25443

From: Cynthia Fraula-Hahn <cfraula@me.com>
Sent: 6/14/2020 10:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Cynthia Fraula-Hahn
SHEPHERDSTOWN, 25443

From: Debra Cornwell <british_club@msn.com>
Sent: 6/14/2020 10:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Debra Cornwell
Charles Town , 25414

From: Nieltje GEdney <ngedney@valhallafence.com>
Sent: 6/14/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

I am a senior with severe lung issues, and on dialysis. Despite these health issues, I live an excellent and productive quality of life. However, the pollution from this industry will kill me. Plain and simple. If Rockwool goes through as planned, I am facing leaving my home of 20 years

and grandkids behind, forced to move when I thought I was in my forever home, or face an untimely and imminent death.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nieltje GEdney
Kearneysville, 25430

From: CHRISTINE PALANK <chrispalank@hotmail.com>
Sent: 6/14/2020 11:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. WE MOVED HERE 40 YEARS AGO TO ENJOY A RURAL COMMUNITY with a small town favor..heavyIndustry is not compatible with the beauty of Jefferson County!

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of . Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

CHRISTINE PALANK
Shepherdstown, 25443

From: Penny Manion <pennymanion@yahoo.com>
Sent: 6/14/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

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The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

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Sincerely,

Penny Manion
Shepherdstown, 25443

From: Cyndy McKee <Magiccyndy@Frontier.com>
Sent: 6/14/2020 12:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

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The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Cyndy McKee
Kearneysville, 25430

From: Elizabeth Wheeler <ewheelerwv@yahoo.com>
Sent: 6/14/2020 12:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution, diversion of water from wells and ground water, and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on the rural vistas and historical landscapes that attract tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Wheeler
Shepherdstown, 25443

From: Mary Ellen Curran <curranmec@gmail.com>
Sent: 6/14/2020 12:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a horse farm owner and real estate agent. We would be ruining our air and water for very little in return. Horse trainers would be forced to move their horses to safer locations and people would not want relocate here. Most people want live here and work remotely. They enjoy the outdoors and river sports when not working.

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Sincerely,

Mary Ellen Curran
Kearneysville, 25430

From: Dennis Flynn <Buzzwink@aol.com>
Sent: 6/14/2020 13:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

<https://www.facebook.com/ExtinctionRebellion/videos/298377847861699/>

Sincerely,

Dennis Flynn

From: MATHEW ZENKOWICH <mattzenkowich@gmail.com>
Sent: 6/14/2020 13:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

MATHEW ZENKOWICH
CHARLES TOWN, 25414-5110

From: Robert PAUL Walker <Pwnew1@yahoo.com>
Sent: 6/14/2020 13:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Robert PAUL Walker
Middletown, 21769

From: Amanda Morro <Amandamorro01@gmail.com>
Sent: 6/14/2020 13:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Amanda Morro
Charles Town , 25414

From: Erin Foreman <erin.foreman92@yahoo.com>
Sent: 6/14/2020 13:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

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Sincerely,

Erin Foreman
Charles Town, 25414

From: Lynn and Chess Yellott <lyellott@mac.com>
Sent: 6/14/2020 13:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

We write urging you to please vote no on ordinance #2017-302. If approved, it would permit industry in Ranson that contradicts the comprehensive plan of the City. For example, #10 of the Comprehensive Plan of Ranson under General Land Use Objectives says to:

[In the case of manufacturing facilities] "The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

Currently, Ranson has not taken into account the health, safety, or welfare of City and other area residents. In 2017, the way the City changed the Special District Industrial (SDI) increases health and safety risk for area residents. By now changing the additional land from new community to SDI, Ranson openly invites industries that put residents, including the young in area schools, and those with compromised pulmonary function, in harms way.

The industry that this rezoning encourages generates unhealthy amounts of pollution, including particulate matter, gaseous emissions, and other hazardous air pollutants. Such emissions are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects have a disproportional effect on the unborn and on young children, when they are undoing rapid development. The adverse effects also have an impact on everyone regardless of what stage of life they are in. In short, the rezoning puts the health of the community in danger.

Heavy industry also threatens the existing economic engines of our County. The air pollution poses grave threats to the health of the horses, and thus to their performance in the thoroughbred racing industry. This will mean diminishing investment returns for trainers, owners, and breeders who count on Jefferson County. That means \$70 million in direct business in Jefferson County is threatened. It has been shown that air pollution reduces crop

yield so here, too, we will also see dramatically decreasing investment here. Those investors will go to areas of the country committed to maintaining and improving the environment!

In addition, any heavy industry using coal will mar the views our county is known for. Tourists who come to this area to be in a rural, non-urban environment will no longer consider this area as a magnet. Reduced tourism will also have a deep financial impact on the many businesses here catering to tourists and travelers who see our area as a destination. In short, changing the zoning to allow heavy industry will have a significant negative impact on the economy both of Ranson and the County.

Because of our karst geology, we are extremely concerned about the effect on our well water as well on the well water of so many others in the county. We live near Rattlesnake Run and understand the relatively short time it will take for any pollutants discharged near the areas proposed for rezoning to reach the underground streams that provide our drinking water. Even the company hired by Thrasher engineering for Rockwool said that it was not possible to eliminate the risk of sinkhole development and groundwater contamination. This is exactly the reason that the guiding documents of the DEP say that strong that local government zoning and land-use regulations be promulgated to prevent development in karst areas. Please protect our well water as well as the well water of so many others in our County by voting against the rezoning.

The Comprehensive Plan establishes that the city is committed to guaranteeing that new industry will “not adversely affect the health, safety, or welfare of the community.” Approving the zoning changes would violate that charge. We ask you in the strongest terms possible: please vote no on the ordinance #2017-302.

Sincerely,

Lynn and Chess Yellott
Shepherdstown, 25443

From: Christine Maccabee <songbirdschant@gmail.com>
Sent: 6/14/2020 13:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Christine Maccabee
Sabillasville, 21780

From: Kari Matthews <Karitop76@gmail.com>
Sent: 6/14/2020 14:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I am a Jefferson County resident of 45 years. I oppose the rezoning of Ranson specifically in regards to Rockwool. Our county, its residents, animals, and livelihood should be protected.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Kari Matthews

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From: Alexandra Casserley <casserley@ditc.org>
Sent: 6/14/2020 14:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alexandra Casserley
Shenandoah Junction, 25442

From: Scott Sarich <scottsarich@gmail.com>
Sent: 6/14/2020 14:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Scott Sarich
Shepherdstown , 25443

From: Mike Koob <Mikekoob@hotmail.com>
Sent: 6/14/2020 14:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Mike Koob
Frederick , 21702

From: Deborah Rose Longo <debroselongo@gmail.com>
Sent: 6/14/2020 15:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear City Council Members,

I am greatly hoping that you all will vote "NO" on the rezoning of Jefferson orchards for special district industry.

I have been a resident of Jefferson County for 40 years and have been grateful to enjoy living in a county low in air pollution. Please vote "NO" to show that you care about supporting clean air for the good of all.

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects

have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Deborah Rose Longo
Charles Town, 25414

From: Toby Degenhardt <tobydegenhardt@hotmail.com>
Sent: 6/14/2020 15:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Toby Degenhardt
Shepherdstown , 25443

From: Dennis Hatcher <dgeraldh@frontiernet.net>
Sent: 6/14/2020 15:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

Not only does this threaten our county, but counties in Maryland and Virginia, in the immediate proximity, as well as the health and safety of the Potomac River to the Chesapeake Bay.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302. Sincerely,

Dennis Hatcher
Ranson, 25438

From: Christine White trainer and owner hot walker groom and ex rider.....
<cedarrock2194@gmail.com>

Sent: 6/14/2020 16:28

To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonant5@aol.com; donhainessr@gmail.com

Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can

lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

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The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

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Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Christine White trainer and owner hot walker groom and ex rider.....
Kearneysville, 25430

From: Gail Chadduck <bcwoodworks66@yahoo.com>
Sent: 6/14/2020 17:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Gail Chadduck
Kearneysville, 25430

From: John Burkhard <jburkhard@gmail.com>
Sent: 6/14/2020 17:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

As a resident of Charles Town and Jefferson County, let me urge a vote of NO on the proposed ordinance #2017-302. The following expresses my concerns.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

John C. Burkhard
Charles Town, 25414

From: Renee Lowe <horsegal1@frontiernet.net>
Sent: 6/14/2020 17:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Renee Lowe
Shepherdstown, 25443

From: Diane Walker <icontradance@gmail.com>
Sent: 6/14/2020 17:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As a property owner in Shepherdstown and resident of Winchester, the impact on the health of the community in the broadest sense is of utmost importance. I implore you to make the right decision for our well being.

Sincerely,

Diane Walker
Winchester , 22601

From: Leslie Cromer <lesliecromer@aol.com>
Sent: 6/14/2020 18:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Leslie Cromer
Shenandoah Junction , 25442

From: Rebecca Watson <Lethex@yahoo.com>
Sent: 6/14/2020 18:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Rebecca Watson
Charles Town, 25414

From: Doris McGillick <mcgillickd@gmail.com>
Sent: 6/14/2020 18:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Doris McGillick
Shenandoah junction, 25442

From: Amy Piedrahita <piedrahita@frontiernet.net>
Sent: 6/14/2020 19:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Have you ever gone to Morgantown when the acrid smell of industrial pollution floats in wispy clouds between the mountains? It stinks! Literally! Please vote NO on Ordinance #2017-302. Please prevent Jefferson County from becoming a stinking industrial disaster. What we have in Jefferson County now should be preserved and protected.

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15

vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but affect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interest and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative effect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is

approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Amy Piedrahita
Harper's Ferry, 25425

From: Irene Iwanczuk <daria1951i@comcast.net>
Sent: 6/14/2020 19:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Irene Iwanczuk
Inwood , 25428

From: Helen L Carbonneau <helencarbonneau@yahoo.com>
Sent: 6/14/2020 19:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Helen L Carbonneau
Charles Town, 25414

From: Kristina Pinnix <pinnixk@gmail.com>
Sent: 6/14/2020 19:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kristina Pinnix
Leesburg, 20175

From: Van Pinnix III <Vlp3@me.com>
Sent: 6/14/2020 19:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Van L. Pinnix, III
Leesburg, 20175

From: Harry George III <hgiii@hotmail.com>
Sent: 6/14/2020 19:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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To Whom It May Concern:

As a resident of nearby Frederick, MD, I am writing today to request that you vote "No" to the subject ordinance referenced above. Being due east of Ranson and the proposed Rockwool plant, with common western originated winds, those of us east of the proposed zoning area would be subject to the negative environmental impacts associated with the emissions from the Rockwool or other similar industries, to both air and water quality.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Respectfully,
Harry George III
301 Upper College Terrace
Frederick, MD 21701

Harry George III
Frederick, 21701

From: Barbara Cohen-King <barbaracohenking@yahoo.com>
Sent: 6/14/2020 19:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Although I do not live in WV, I live in an adjacent state and understand the consequences, having been a horsewoman for more than 40 years. In addition, during my riding career, I have trained and ridden with professional horse trainers in Ranson County until I retired from competing in equine sports.

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners,

breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

1. https://dep.wv.gov/daq/Documents/March%202018%20Drafts%20and%20IPR/037-00108_IPR_R14-0037.pdf;

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4. Richard EA, Fortier GD, Pitel PH, Dupuis MC, Valette JP, Art T, Denoix JM, Lekeux PM, Van Erck E. Sub-clinical diseases affecting performance in Standardbred trotters: diagnostic methods and predictive parameters. *The Veterinary Journal*. 2010 Jun 1;184(3):282-9.;
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12. Bowen E, Deskins J. *The Economic Impact of the Thoroughbred and Greyhound Racing Industries on West Virginia's Economy 2*. 2014
13. Masi B. *The 25% shift: The benefits of food localization for Northeast Ohio and how to realize them*. Cleveland-Cuyahoga County Food Policy Coalition; 2010

Sincerely,
Barbara Cohen-King
Frederick, 21702

From: Kenneth Kukovich <inthewind2@gmail.com>
Sent: 6/14/2020 19:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

I am particularly concerned about the potential for water pollution in the immediate area of Ranson as well as downstream all the way into here in Virginia. Rockwool is being built on a karst formation that makes such a danger likely. Your citizens of Ranson should be made aware by individual letters from Ranson - at the very least.

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Sincerely,

Kenneth Kukovich
Lovettsville, 20180

From: Rebecca Phipps <beckyhipps502@gmail.com>
Sent: 6/14/2020 20:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Rebecca Phipps
Shepherdstown , 25443

From: Rebecca Phipps <beckyhipps502@gmail.com>
Sent: 6/14/2020 20:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Rebecca Phipps
Shepherdstown , 25443

From: Doug Everhart <Doug.Everhart@me.com>
Sent: 6/14/2020 20:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Doug Everhart
Sterling, 20164

From: MIDGE FLINN YOST <MFLINNYOST@AOL.COM>
Sent: 6/14/2020 21:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Take a look around.

It's no longer business as usual in our nation. Tough issues are being faced. Tough questions are being asked. Injustices are being brought to light. Black citizens like those in communities adjacent to your zoning area are speaking out - and their voices are joined by many who can't abide business as usual - or bureaucracy as usual.

Now it's time for you to do your part, and stop business as usual.

You need to do the right thing. The expense in health, lives and livelihoods forever marred by an up vote for heavy industrial zoning use far outweighs any investments Rockwool's already made in construction and infrastructure.

Tear down the smokestacks!* (or whatever code name they needed to call them for PR's sake)

Please vote no on ordinance #2017-302.

Harpers Ferry is home to an endangered species, the Indiana Bat. Our environment is clean enough that we have one of the few Indiana Bat populations without white nose syndrome. Why are you allowing emissions and industrial uses that will harm endangered species and threatened species, like the Northern Long Eared bat that also calls Jefferson County home? They don't know where the town boundary lines are.

Tear down those smokestacks!

Why would you vote in favor of heavy industrial land use when it's located adjacent to, if not actually in, the Elks Run Watershed that is the sacred source of clean water for our town, and the nearly million visitors we host each year?

The Department of the Interior has identified the rugged ridge landscape at Harpers Ferry as one that traps air pollutants.

It's not going to 'blow over'.

There are 5 National Park Units in Harpers Ferry and Jefferson County, that IF COMBINED as one unit of NPS acreage, would have been qualified by the WVDEP to render this heavy industrial use null and void with the stroke of a pen - - long before you were asked to vote tonight. But you're considering approving it? That's ridiculous.

Tear down those smokestacks!

The residents of Harpers Ferry and the National Park here don't have a public relations team or lobbyists. Consider that you might have been fed a constant stream of propaganda by paid strategists. Especially their casual inferences and asides directly to you that this is a done deal. You understand that the better the propaganda is, the less likely you are to think you were impacted by it, right?

Are you going to go along to get along, or do the right thing and vote no?

This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The

ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson

Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

MIDGE FLINN YOST
Resident
HARPERS FERRY, 25425

From: Leslie Narramore <L.narramore@gmail.com>
Sent: 6/14/2020 21:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County. My children and family live less than 3 miles from the site, which is literally across the street from the elementary school. It boggles the mind how anyone could zone the area for heavy industry.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses

these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Leslie Narramore
Kearneysville, 25430

From: Leslie Narramore <L.narramore@gmail.com>
Sent: 6/14/2020 21:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes, like mine, around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area, which includes my neighborhood and local elementary school, will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow. My family lives less than 3 miles from the Rockwool facility. It boggles the mind how it could possibly be zoned for heavy industry with a school across the street and so many neighborhoods and farms nearby, not to mention the VA hospital and Hospice of the Panhandle just a few miles away.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area

of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have

appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Leslie Narramore
Kearneysville, 25439

From: Lynn Truslow <lbruslow@gmail.com>
Sent: 6/14/2020 21:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Truslow
Shepherdstown, 25443-9410

From: Daniel Anders <Clayander03@yahoo.com>
Sent: 6/14/2020 22:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Daniel Anders

From: Penny Shiley <Pshiley@aol.com>
Sent: 6/14/2020 22:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Penny Shiley
Ranson , 25438

From: Brittney Barlett <barlett.90@gmail.com>
Sent: 6/14/2020 22:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Brittney Barlett
Weston, 26452

From: Whitney DeMartino <Wmdemartino@gmail.com>
Sent: 6/14/2020 22:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Whitney DeMartino
Martinsburg , 25405

From: Pam Warriner <Pwarriner@yahoo.com>
Sent: 6/14/2020 23:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Pam Warriner
Charles Town , 25414

From: Brian King <Bk@superlativeevents.com>
Sent: 6/14/2020 23:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please stop this. It was a mess to start with and it's continued to be a mess. It's literally the worst place for this type of factory, on top of a cheese hole ridden piece of ground that will open up and flood your drinking water with pollutants. Send heavy industry elsewhere in the state and keep Jefferson County beautiful.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian King
Hillsboro, 20132

From: Jessica McQueen <thekikyou@yahoo.com>
Sent: 6/14/2020 23:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

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Sincerely,

Jessica McQueen
, 20175

From: David Browne <davidedwardbrowne@gmail.com>
Sent: 6/14/2020 23:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

FOLLOW YOUR MIRAL COMPASS AND JOIN THE RIGHTEOUS SIDE OF HISTORY

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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses

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The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

David Browne
Shepherdstown , 25443

From: Jennifer Wood <jaw5246@aim.com>
Sent: 6/14/2020 23:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Jennifer Wood
Shepherdstown , 25443

From: Ted Schiltz <tlschiltz1@comcast.net>
Sent: 6/14/2020 23:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Ted Schiltz
Harpers Ferry, 25425

From: Scott Sellers <Sellersscott@comcast.net>
Sent: 6/14/2020 23:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Scott Sellers
Front royal, 22630

From: Yvonne D'Angelo <ydrdangelo@yahoo.com>
Sent: 6/14/2020 23:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

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Yvonne D'Angelo
Harpers Ferry, 25425

From: Mary Kane <Kanemaryo@gmail.com>
Sent: 6/15/2020 00:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community.

As a resident of Harpers Ferry (outside of the town on the nearby mountain) I am extremely concerned about increased amount of air pollutants drifting from the valley from Ranson-area smokestacks when the prevailing wind moves in, not to mention the view of industrial stacks. (See below for the impact not only on residents but visitors to the area). I am additionally concerned about increased large vehicle and tractor trailer traffic making its way up and down Rt 9 and the 340 corridor toward Dulles, NVirginia, DC, Baltimore etc. which will surely result if heavy industry in Ranson is permitted.

Further, not only will this have a detrimental environmental effect on those who live in Harpers Ferry and the area surrounding the town, it may also destabilize the local economy which affects residents of the area whether directly or indirectly (through loss of tourist dollars and/or property values) not to mention the health consequences. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this

way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Mary Kane
Harpers Ferry, 25425

From: Sarah Reggi <Scole_slp@hotmail.com>
Sent: 6/15/2020 00:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Sarah Reggi
Wheeling, 26003

From: Kim Johnson <labtuck@yahoo.com>
Sent: 6/15/2020 00:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kim Johnson

From: Suzanne Ager <snoozeager@rocketmail.com>
Sent: 6/15/2020 00:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Dear counsel members,

PLEASE VOTE NO on the proposed zoning ordinance change!! It is a matter of public health that effects not only Jefferson County residents, but also Loudoun County , VA residents.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Suzanne Ager
Hamilton, 20158

From: Kelly Lynn <kellymlynn87@gmail.com>
Sent: 6/15/2020 00:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kelly Lynn
Leesburg, 20176

From: April Sears <Princess.197@hotmail.com>
Sent: 6/15/2020 00:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

April Sears
Jonben, 25823

From: Antonette Lawson <atlawson@frontier.com>
Sent: 6/15/2020 00:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Antonette Lawson
Inwood , 25428

From: Robin Somers-Strom <rsomersstrom@gmail.com>
Sent: 6/15/2020 00:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Robin Somers-Strom
Hopewell , 23860

From: Abbie Smyth <abbiehatesspam@yahoo.com>
Sent: 6/15/2020 00:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Someone needs to go back to science class-just say no to industrial plants near schools!!!!!!!!!!!!!!

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local

agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Abbie Smyth
Wood, 26150

From: Christine Aron <Christinebraron@gmail.com>
Sent: 6/15/2020 01:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Christine Aron
Waterford, 20197

From: Katrina Runyon <kattz110@hotmail.com>
Sent: 6/15/2020 03:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Katrina Runyon
Princeton, 24740

From: Maura Ross <maura.ross27@gmail.com>
Sent: 6/15/2020 04:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Hello,

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. I want to be able to stay in Jefferson County, but will not be able to risk my health and property values living next to an area that is zoned for heavy industry. West Virginia deserves better than this. As lawmakers, you all can see that you messed up trying to bring Rockwool in years ago -- now is the time you can prove that you care for the residents, rather than foreign companies.

The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from the new community to SDI, Ranson has ensured that such an industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter, and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood, and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of

lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see a decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent the development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Maura Ross
Charles Town, 25414

From: Karen Gray <karen_gray@apple.com>
Sent: 6/15/2020 05:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dear Sir/Madams on the board,

I respectfully request that you vote no on #2017-302. The health and safety of -all area residents- regardless of border should be valued.

Air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

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Sincerely,

Karen Grays
Sterling, 20165

From: Robin Tatina <rtatina@comcast.net>
Sent: 6/15/2020 05:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Robin Tatina
Harpers Ferry, 25425

From: Jodi Polissky <hanjorob@yahoo.com>
Sent: 6/15/2020 05:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

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Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jodi Polisky
Ashburn, 20148

From: Sara Thomsen <kermit1953@gmail.com>
Sent: 6/15/2020 06:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sara Thomsen
Charles Town, 25414

From: Suzanne Swartz <suzieqanna@comcast.net>
Sent: 6/15/2020 06:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Suzanne Swartz
Kearneysville, 25430

From: Kristina Scharf <Info@godsgloryfarm.com>
Sent: 6/15/2020 06:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition To that I am very concerned about my honey bees. They are a protected species that is very susceptible to air pollution. I am a professional beekeeper in Loudoun County and will have great losses due to industrial air pollution. I will loose my livelihood and my income.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kristina Scharf
Purcellville , 20132

From: Adrienne Valladares <jezebelgato@yahoo.com>
Sent: 6/15/2020 06:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Adrienne Valladares
Round Hill, 20141

From: Kelly Harrington <Kdharrington@verizon.net>
Sent: 6/15/2020 06:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Additionally, I’m very concerned about the impact of the proposed Rockwool construction on my kids health. Living just over the WV border in Hillsboro, I expect that we would see a lot of the particulates in the air, especially as I have experienced how windy it is on this ridge and I know which way the wind blows.

Sincerely,

Kelly Harrington
Hillsboro , 20132

From: Blair Pease <bpease01@aol.com>
Sent: 6/15/2020 06:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Blair Pease

From: Shannon Rood <Hujaluka@gmail.com>
Sent: 6/15/2020 06:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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We need to do everything possible to preserve the health and well being of not only our country men, but the land where they live and the water and food sources that supply them life. Please do not allow foreign countries come pollute our lands!

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Shannon Rood

From: Austin Sandoval <aesandov@butler.edu>
Sent: 6/15/2020 06:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Austin Sandoval
Indianapolis, 46220

From: Stefanie Krinsky <Skrinsky2@yahoo.com>
Sent: 6/15/2020 06:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am writing as a mother of four and a teacher. Please keep the children I'm considering in your mind as well while you read my plea. I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

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Sincerely,

Stefanie Krinsky
Hillsboro, 20132

From: Renee Williams <renew20165@yahoo.com>
Sent: 6/15/2020 06:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Renee Williams
Sterling , 20165

From: Jillian Bryson <JillShines@gmail.com>
Sent: 6/15/2020 07:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please protect the health and well being of the people of West Virginia and Northern Virginia!

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

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Sincerely,

Jillian Bryson

From: Susan Little <smlittle232@gmail.com>
Sent: 6/15/2020 07:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Susan Little
Hedgesville, 25427

From: Melissa Kowalski <mkowalski1966@gmail.com>
Sent: 6/15/2020 07:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please be the neighbor we need. We are interconnected in our environmental future. This rezoning is not in our mutual best interest

Sincerely,

Melissa Kowalski
Purcellville, 20132

From: Johnna Shingleton <shingleton4@yahoo.com>
Sent: 6/15/2020 07:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Johnna Shingleton
Clarksburg, 26301

From: Diana DuMont <dianamdumont@gmail.com>
Sent: 6/15/2020 07:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Sincerely,

Diana DuMont
Ashburn, 20148

From: Heather Loshelder <hloshelder@gmail.com>
Sent: 6/15/2020 07:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Heather Loshelder
Ashburn , 20148

From: Ronald White <Sharpsburgaction@yahoo.com>
Sent: 6/15/2020 07:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Ronald White
Sharpsburg, 21782

From: Jen LaFollette <Jen_lafollette@yahoo.com>
Sent: 6/15/2020 07:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jen LaFollette
Purcellville , 20132

From: Sarah Wang <Boothsm@jmu.edu>
Sent: 6/15/2020 07:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sarah Wang
Leesburg , 20176

From: Caitlin Zoetis <c.zoetis@gmail.com>
Sent: 6/15/2020 07:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Caitlin Zoetis
Purcellville , 20132

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Sent: 6/15/2020 07:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Upendra Achanta
Ashburn, 201498

From: Charlotte Hall <charlottehall@verizon.net>
Sent: 6/15/2020 07:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Sincerely,

Charlotte Hall
Brambleton , 20148

From: Lynne Wiseman <Lewiseman@aol.com>
Sent: 6/15/2020 07:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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PLEASE VOTE "NO" on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

MOST OF ALL, the hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. PLEASE VOTE “NO” on the ordinance #2017-302. THANK YOU FOR YOUR CONSIDERATION OF THIS ISSUE.

Sincerely,

Lynne Wiseman
Harpers Ferry , 25425

From: Toby Degenhardt <Tobydegenhardt@hotmail.com>
Sent: 6/15/2020 07:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Toby Degenhardt
Shepherdstown , 25443

From: Sonny Discini <Thehorse13@gmail.com>
Sent: 6/15/2020 07:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sonny Discini
Harpers Ferry, 25425

From: Kim Pritchett <Kmp0416@gmail.com>
Sent: 6/15/2020 07:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Kim Pritchett
Ashburn , 20148

From: Margie Eastman <Margieeastman@gmail.com>
Sent: 6/15/2020 07:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Margie Eastman
Ashburn , 20148

From: Vonni Stamp <vonni_stamp@yahoo.com>
Sent: 6/15/2020 07:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Vonni Stamp
Round Hill, 20141

From: Ellen Dmith <Esmithart30@gmail.com>
Sent: 6/15/2020 07:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ellen Dmith
Shepherdstown , 25443

From: Susanne McGuire <susannemcguire2812@gmail.com>
Sent: 6/15/2020 07:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Susanne McGuire
CHARLES TOWN, 25414

From: Sarah Georgelas <sarahgeorgelas@gmail.com>
Sent: 6/15/2020 07:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sarah Georgelas
Broadlands, 20148

From: Meredith Marks <Mmarks28@hotmail.com>
Sent: 6/15/2020 07:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Meredith Marks
Purcellville , 20132

From: Vicky Routson <vroutson@gmail.com>
Sent: 6/15/2020 07:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Vicky Routson
Brambleton , 20148

From: Zenia Kuzma <zenkuzma@aol.com>
Sent: 6/15/2020 07:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Zenia Kuzma
Shepherdstown, 25443

From: Jen Whittenberg <JENWHITT@HOTMAIL.COM>
Sent: 6/15/2020 07:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jen Whittenberg
Brambleton, 20148

From: Casandra Wills <mrswills_class@yahoo.com>
Sent: 6/15/2020 07:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Cassandra Wills
Charles Town , 25414

From: Joanne Bario <joannebario@gmail.com>
Sent: 6/15/2020 07:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Joanne Bario
Shepherdstown , 25443

From: Kathy Lloyd <sweens1205@gmail.com>
Sent: 6/15/2020 07:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This was a huge mistake that needs to be fixed!

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Sincerely,

Kathy Lloyd
Harpers ferry, 25425

From: Marcy Prinsen <mtprinsen@hotmail.com>
Sent: 6/15/2020 08:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

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Sincerely,

Marcy Prinsen
Brambleton , 20148

From: David DiGirolamo <dave.digirolamo@gmail.com>
Sent: 6/15/2020 08:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

David DiGirolamo
Purcellville, 20132

From: Erica Difruscio <Erica.difruscio@gmail.com>
Sent: 6/15/2020 08:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Erica Difruscio
Ashburn, 20148

From: Leah Rampy <leah.rampy9@gmail.com>
Sent: 6/15/2020 08:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

I am a member of a recently built senior cohousing community in Shepherdstown. Acting as our own developers, we have built thirty duplexes and triplexes that constitute Shepherd Village and have sold 20 lots for duplexes that are being built for seniors in Sage Place Commons. Had we known that heavy industry would be contemplated just down the road, most members of our community would not have chosen to move here from as far away as Costa Rica and Hawaii. We assumed that continued clean air and attention to clean water would be a priority for this beautiful region.

We are a group of active retirees who have already become involved in serving on local non-profit boards and in a variety of volunteer positions around the town. We are generous with our time and contributions. However directly as a result of the push for Rockwool, several of our members are reconsidering their choice to live in Jefferson County. I firmly believe that you have a chance to change the trajectory of this downward spiral toward heavy industry which will do so much damage to this county. Clean air and clean water matter to those who are considering a home in Jefferson County!

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the

area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County." , "" , "" "" , "13" , "" , "Joanne" , "Bario" , "joannebario@gmail.com" , "" , "Shepherdstown " , "" , "25443" , "" , "" , "2020-06-15 07:57:39" , "" , "1" , "" , "" , "" "" , "13" , "" , "Scott" , "Sarich" , "scottsarich@gmail.com" , "" , "Shepherdstown" , "" , "25443" , "" , "" , "2020-06-14 14:37:06" , "" , "1" , "" , "" , "" "" , "13" , "" , "CHRISTINE" , "PALANK" , "chrispalank@hotmail.com" , "" , "Shepherdstown" , "" , "25443" , "" , "" , "2020-06-14 11:08:17" , "" , "1" , "Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. WE MOVED HERE 40 YEARS AGO TO ENJOY A RURAL COMMUNITY with a small town favor..heavyIndustry is not compatible with the beauty of Jefferson County! Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of . Voting no on

ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. . Small business is very important to Sheherdstown. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County

Sincerely,

Leah Rampy
Shepherdstown, 25443

From: Jennifer Fogelsanger <jennyizzy2@gmail.com>
Sent: 6/15/2020 08:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jennifer Fogelsanger
Charles Town , 25414

From: Karen Peterson <kgntheboys@gmail.com>
Sent: 6/15/2020 08:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Peterson
Hamilton, 20158

From: Raymond Corbin <Rcorbin@yahoo.com>
Sent: 6/15/2020 08:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Raymond Corbin
Harpers Ferry , 25425

From: GERALYN WINTERS <Januarygirl651@gmail.com>
Sent: 6/15/2020 08:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Geralyn Winters
Leesburg, 20175

From: Richard Friends II <strmohawk66@mac.com>
Sent: 6/15/2020 08:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Richard Friends II
Charles Town, 25414

From: Pamela Rowley <pamelakrowley@gmail.com>
Sent: 6/15/2020 08:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Pamela Rowley
Charles Town, 25414

From: Pamela Rowley <pamelakrowley@gmail.com>
Sent: 6/15/2020 08:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Pamela Rowley
Charles Town, 25414

From: Lindsey Pfeiffer <lindsey_walz@yahoo.com>
Sent: 6/15/2020 08:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Lindsey Pfeiffer
Ranson, 25438

From: Evie Lotze <roxleyfarms@citlink.net>
Sent: 6/15/2020 08:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The WV Dept. of Agriculture cited us as world travelers (The Market Bulletin, Vol. 99, no 2, Feb. 2015) who settled down in Jefferson County to farm. We have valued our organic farming activity in Kearneysville for almost 20 years. If this rezoning passes, we will be forced out of this beautiful and economically rewarding county.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine

industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the

CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Evie Lotze
Kearneysville, 25430

From: Pamela Rowley <pamelakrowley@gmail.com>
Sent: 6/15/2020 08:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Pamela Rowley
Charles Town, 25414

From: L. Hardy Mason <hardymason@yahoo.com>
Sent: 6/15/2020 08:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, my land and home are adjacent to the land being considered for rezoning. I am elderly with multiple health issues and bought and built here when Jefferson Orchards was still in operation. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow. Since Rockwool will not even identify all the chemicals they will use (and that might potentially be spilled) it seems clear they are highly poisonous. Please don't let Jefferson County become the next Minden County.

The subject land has been well studied and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estvelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs

including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

L. Hardy Mason
Shenandoah Junction, 25442

From: Katie Copeland <katie.j.copeland@gmail.com>
Sent: 6/15/2020 08:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Katie Copeland

From: Matthew Pfeiffer <mattpfeiffer9@gmail.com>
Sent: 6/15/2020 08:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

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Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Matthew Pfeiffer
Ranson, 25438

From: Kristin Crockett <kristinjenks2983@gmail.com>
Sent: 6/15/2020 08:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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Sincerely,

Kristin Crockett
Purcellville, 20132

From: Bryan Bittle <orangeduden2@gmail.com>
Sent: 6/15/2020 08:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Bryan Bittle
Kearneysville, 25430

From: Jill Damm <wvdamms@gmail.com>
Sent: 6/15/2020 08:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jill Damm
Reedsville , 26547

From: Jordan Saif <Toddjason894@gmail.com>
Sent: 6/15/2020 08:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jordan Saif
Purcellville , 20132

From: Jennifer Prusha <Jprusha@k12.wv.us>
Sent: 6/15/2020 08:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jennifer Prusha
Inwood , 25428

From: Michael Janney <mwjanney@gmail.com>
Sent: 6/15/2020 08:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Of course, think of the children ... but I'm going to skip the rest of the stock response, and have you think for a moment about the decades-long economic trajectory of the county: A commuter community.

Jefferson County has grown due to its proximity to the metropolitan D.C. area. That's the local economy. Moving forward, we need state and local governments to recognize and support projects that create jobs in tourism, infrastructure, mass transportation, etc. We need restaurants for these citizens to eat; plumbers and contractors to fix all those Dan Ryan homes when they break down; more MARC trains to get everyone to D.C. without clogging up Rt. 9.

While local media and the citizens of Jefferson county dropped the ball on remaining vigilant to what was going on during the planning stages of Rockwool, local government knew what was being proposed and didn't do much to to slow down or ask for public input in a broad, far-reaching way.

Now, it's time to realize that Rockwool has the potential to stop decades of growth in its tracks for what could be seen as a quick tax grab. We're a bedroom community, not an industry/manufacturing community.

Rockwool can find another city/town on I-81 to suit their needs, but that's not the right way forward for Jefferson's economy.

Sincerely,

Michael Janney
Shepherdstown, 25443

From: Martin Bauer <jmartinbauer@gmail.com>
Sent: 6/15/2020 08:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The rezoning would also preclude other, more desirable types of use for the land. The Northport project, which provided for a mass transit-oriented vision of development, is more desirable than the installation of heavy industry in the heart of Jefferson county.

We live in Charles Town, close to the proposed rezoned area. My spouse has chronic asthma and I am worried that should the rezoning happen, the pollution the industry will bring will make her asthma worse.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Martin Bauer
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From: Allyn Kohlhorst <Kohlhorst@comcast.net>
Sent: 6/15/2020 08:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.
Sincerely,

Allyn Kohlhorst
Harper's Ferry, 25425

From: KIMBERLY WALLS <Kimwalls58@gmail.com>
Sent: 6/15/2020 08:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

KIMBERLY WALLS
KEARNEYSVILLE, 25430

From: Mike Muten <mike.muten@gmail.com>
Sent: 6/15/2020 09:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mike Muten
Purcellville, 20132

From: Jennifer Hardy <Jenniferhardy5@gmail.com>
Sent: 6/15/2020 09:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Hardy
Kearneysville , 25430

From: Ashley Pantelakis <ashley.pantelakis@gmail.com>
Sent: 6/15/2020 09:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

On a personal note, one of the reason so many of us choose to live in western Loudoun, closest to this new plant, is for the beautiful scenery and fresh air. Please don't take that away from use by exposing us and our families to this pollution.

Sincerely,

Ashley Pantelakis
Purcellville, 20132

From: Andrew Bernstein <rockville77@gmail.com>
Sent: 6/15/2020 09:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Andrew Bernstein
Shenandoah Junction, 25442

From: Kerry Whiteley <Kcwhiteley@gmail.com>
Sent: 6/15/2020 09:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kerry Whiteley

From: Cindy Feeser <Cjfeeser@gmail.com>
Sent: 6/15/2020 09:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I object to even a chance of contaminating our ground water. I have a well. We cherish its bounty.

I also object to any more heavy industry in our county. There will not be enough decent jobs to even make it worth the risk. Vote NO!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Cindy Feeser
Shepherdstown , 25443

From: Rie Wilson <riewilson@me.com>
Sent: 6/15/2020 09:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I volunteer in the Shepherdstown Visitors Center and people come here to enjoy the clean, fresh, beautiful area. This industry could RUIN this. Please do what is right for all!

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rie Wilson
Shepherdstown, 25443

From: Jennifer Breaux <jen.m.breaux@gmail.com>
Sent: 6/15/2020 09:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Breaux
Purcellville , 20132

From: Georgiann Toole <Georgiann1@aol.com>
Sent: 6/15/2020 09:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Georgiann Toole
Shepherdstown, 25443

From: Ed Wheelless <ewheelless@laurellodge.com>
Sent: 6/15/2020 09:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Ed Wheelless
Harpers Ferry, 25425

From: Brad Toole <Bradtoole745@gmail.com>
Sent: 6/15/2020 09:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brad Toole
Shepherdstown, 25443

From: Anne Teresa <ateresa@comcast.net>
Sent: 6/15/2020 09:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Anne Teresa
Shepherdstown, 25443

From: Katherine Upton <kupton22@msn.com>
Sent: 6/15/2020 09:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Katherine Upton
Shepherdstown, 25443

From: Althea Madagan <Kristenfrye50@yahoo.com>
Sent: 6/15/2020 09:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Althea Madagan
Kearneysville, 25430

From: John Spears <jnsiii125@gmail.com>
Sent: 6/15/2020 09:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. This zoning change will allow industry that endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have labored so long to create.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), point ten states: "The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Yet this change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, heavy industry will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exist directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce hazardous air emissions. These have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. There are psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy.

State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense.

The threat to groundwater from the industry allowed by this zoning is perhaps even more alarming than the air pollution threat. The land in question has Karst hydrogeology and therefore is not appropriate for this industry because of a high likelihood of groundwater contamination. A US Geological Survey study clearly demonstrated that contamination in the groundwater adjacent to this site moves relatively quickly and can be found in wells and surface water in a variety of locations in the County. In this way contamination at the site would affect the drinking water of the great majority of Jefferson County residents. The WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from Karst areas to more appropriate locations." As a Shepherdstown resident, I am particularly aware of the threat to Town Run and thus Shepherdstown's prosperity that this proposed zoning change would create.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen.

I respectfully recommend that you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

John V. Spears III
26 Reachcliff Drive,
Shepherdstown, 25443

From: Ilsa Gregg <greggilsa@yahoo.com>
Sent: 6/15/2020 09:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302.

Rockwool is here because we have clean air and clean water and that is the only reason they are here.

They intend to harvest unlimited clean ground water ... unlimited. Ranson does not have the right to put the water supply at risk. The water belongs to the people, not heavy industry. Rockwool intends to pollute the air deliberately....intends to absolutely pollute, diluting statistics over time. Ranson has no right to permit the pollution of the Shenandoah Valley. The air belongs to the people, not heavy industry, not Rockwool.

No matter how many lawyers they have, they do not hold the higher ground. They are predatory, not benevolent. One day soon judges in courts will be reading mine and others comments. This fight is never going to go away.

Please vote no.

Sincerely,

Ilsa Gregg
Harpers Ferry, 25425

From: Burton and Cornelia Simon <simon_home@comcast.net>
Sent: 6/15/2020 09:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Burton and Cornelia Simon
Shenandoah Junction, 25442

From: Robert Gillette <bgillette@frontiernet.net>
Sent: 6/15/2020 09:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
RC Gillette
Shepherdstown, 25443

From: CHRISTINE PALANK <chrispalank@hotmail.com>
Sent: 6/15/2020 09:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

CHRISTINE PALANK
Shepherdstown, 25443

From: mark harris <qbchc@yahoo.com>
Sent: 6/15/2020 09:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

mark harris
HARPERS FERRY, 25425-5280

From: Brown Truslow <btruslow@gmail.com>
Sent: 6/15/2020 10:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

I live about one mile "down wind" from prevailing northwesterly winds. These industries are too close to many schools and residences. Will have a negative effect on property values.

Sincerely,

Brown Truslow
SHENDOAH JCT, 25442

From: Gwen Correia <dgcorreia@comcast.net>
Sent: 6/15/2020 10:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Gwen Correia
Summit Point, 25446

From: Susan Wolcott <spwknits@gmail.com>
Sent: 6/15/2020 10:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.
Sincerely,

Susan Wolcott
Shepherdstown, 25443

From: Jeane Clements <jshildy23@gmail.com>
Sent: 6/15/2020 10:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I will personally plan to "vote with my wallet" based on the outcome of this issue. We will either continue to frequent & support our WVA neighbors when we choose grocery stores & other places to shop, eat, and visit, OR we will decide to spend in places that prioritize the health and safety of the environment and the people of our communities. We love visiting Ranson and Jefferson County, and hope to continue to frequent businesses, parks, and recreation in the future!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from

this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jeane Clements
Lovettsville, 20810

From: Jenny Thacker <jennythacker304@aol.com>
Sent: 6/15/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life.

An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution.

Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children.

Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives.

Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness.

School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages.

Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jenny Thacker
Harpers Ferry, 25425

From: Daljeet Sondh <sondhdaljeet@gmail.com>
Sent: 6/15/2020 10:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."
The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses

are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Daljeet Sondh
Kearneysville , 25430

From: Jack Kendall <J.o.kendall51@gmail.com>
Sent: 6/15/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Ranson’s attempts to create jobs in Jefferson County have been very shortsighted, bad for our county, and the product of self-interest on the part of officials who have thought only of their own personal self interests and what they mistakenly think is good for Ranson, without regard to the rest of the county. Because of inadequate roads and other limited infrastructure, Jefferson County will never be attractive to much heavy industry. Jefferson County’s prosperity in the future really depends on it remaining an area that is attractive to tourism and new residents that will create jobs for people already here.

Sincerely,

Jack Kendall
PO Box 2167
207 E German Street
Jack Kendall
Shepherdstown, WV 25443

From: Mabelle Seibert <mseibert@cebridge.net>
Sent: 6/15/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Machelle Seibert
, 26241

From: Kay Schultz <kay.nixschultz@gmail.com>
Sent: 6/15/2020 10:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please do not accept special district industrial zoning which will significantly and negatively impact community health, particularly the health of nearby children. Impacts on the air, water, noise, traffic all will reduce the quality of life for residents of the community.

Sincerely,

Kay Schultz
Shepherdstown, 25443

From: Kathryn Bellacosa <kbella21@gmail.com>
Sent: 6/15/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Kathryn Bellacosa
CHARLES TOWN, 25414

From: Nick Clements <Bmwboy525@yahoo.com>
Sent: 6/15/2020 10:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nick

From: Lesina Visgaitis <Lvisgaitis@yahoo.com>
Sent: 6/15/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lesina Visgaitis
Sterling, 20165

From: Carol Wood <cwood453@aol.com>
Sent: 6/15/2020 10:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carol Wood
Harpers Ferry, 25425

From: Carol Wood <cwood453@aol.com>
Sent: 6/15/2020 10:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Carol Wood
Harpers Ferry, 25425

From: David Greenberg <Dave.l.greenberg@gmail.com>
Sent: 6/15/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

David Greenberg
Charles Town , 25414

From: Russell Mullen <russellmullen@gmail.com>
Sent: 6/15/2020 11:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Russell Mullen
Lovettsville, 20180

From: Lynn Coddington <lcoddington51@gmail.com>
Sent: 6/15/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland. My property is downwind of the plant and adjacent to the C&O National Historical Park.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

As a neighbor who is likely to be impacted by the plant, I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lynn Coddington
Sharpsburg, 21782

From: Lisa Mason <masonlisa734@gmail.com>
Sent: 6/15/2020 11:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Lisa Mason
Shepherdstown, 25443

From: Heather Shanley <michaelshanley@att.net>
Sent: 6/15/2020 11:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Heather Shanley
DeLand, 32724

From: Caitlin Walter <caitlinswalter@gmail.com>
Sent: 6/15/2020 11:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

Put more strongly- I did not elect you, I do not pay taxes to you, I pay to Jefferson County. Yet somehow I am closer to these properties than someone who does. Please keep the zoning in its existing use. A lot of thought, consideration, and public input was put into the current zoning of Jefferson Orchards. You should respect it.

Sincerely,

Caitlin Walter
Shenandoah Junction, 25442

From: Jack Young <Jmyoung1@frontiernet.net>
Sent: 6/15/2020 11:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jack Young
Shepherdstown WV, 35443

From: David Rampy <drampy48@gmail.com>
Sent: 6/15/2020 11:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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You now have the opportunity to look at this rezoning issue with new eyes and minds. I ask you to look at this not from the past, what was done in error, but to the future. What do you, what do we want Jefferson County to look like. What do we want for the health and well being of our children and our elderly. Too much of our problems today come from our desire for instant gratification and not from long term planning for the common good in Jefferson County.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Rampy
Shepherdstown, 25443

From: Loretta Reed <rettawv1@gmail.com>
Sent: 6/15/2020 11:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

L. L. Reed
Harper's ferry, 25425

From: Veronica Petrey <veepetrey@gmail.com>
Sent: 6/15/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Veronica Petrey
Ranson, 25438

From: Matt Robinson <matt.c.robinson@gmail.com>
Sent: 6/15/2020 11:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matt Robinson
Shepherdstown, 25443

From: Roberta Chromey <rjoycechro@aim.com>
Sent: 6/15/2020 12:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Jefferson County is the "Gateway to the Shenandoah" and as such, heavy pollution here will ultimately roll down and negatively impact the ecology of the Shenandoah Valley. We've seen what heavy industry has done in other parts of the state, why bring it in to ruin our beautiful valley and destroy the health of our children?

Sincerely,

Roberta Chromey
Charles Town, 25414

From: Elizabeth Kennedy <Bazody@gmail.com>
Sent: 6/15/2020 12:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Elizabeth Kennedy
Shepherdstown , 25443

From: Jen Rigby <jrigby@k12.wv.us>
Sent: 6/15/2020 12:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jen Rigby
Bunker Hill, 25413

From: Sue Leland-McKenzie <Lelandsue@gmail.com>
Sent: 6/15/2020 12:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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SO MANY PEOPLE ARE COUNTING ON YOU TO DO THE RIGHT THING. PLEASE DON'T LET US DOWN.

Sincerely,

Sue Leland-McKenzie
Shepherdstown , 25443

From: Will Sutherland <wvisions84@gmail.com>
Sent: 6/15/2020 12:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Will Sutherland
Shenandoah Junction, 25443

From: Juliette Suau <jhunny@yahoo.com>
Sent: 6/15/2020 12:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Juliette Suau
Shepherdstown, 25443

From: DEB HILL <dhill42598@aol.com>
Sent: 6/15/2020 12:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

DEB HILL
Harpers Ferry, 25425

From: Emily Vaughn <Missemilyart@GMAIL.COM>
Sent: 6/15/2020 12:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Emily Vaughn
Shepherdstown , 25443

From: Maria Allen <Mariastaqueria@gmail.com>
Sent: 6/15/2020 12:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Maria Allen
Shepherdstown, 25443

From: Amy Farber <amy.farber96@gmail.com>
Sent: 6/15/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Amy Farber
Middletown, 21769

From: Dwayne Brooke <djangowood23@gmail.com>
Sent: 6/15/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dwayne Brooke
Harpers Ferry, 25525

From: Kathy Loftin <Kathyloftin@yahoo.com>
Sent: 6/15/2020 12:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Pushing this rezoning through illegally gave Ranson a huge black eye. I suppose it's because you knew the majority of the community would oppose it. Well, you see the uproar that caused. Now is your chance to represent the people rather than outside interests.

Thank you,

Kathy Loftin
Harpers Ferry, 25425

From: Andrea Tweedell <Carina_e_dolce@yahoo.com>
Sent: 6/15/2020 12:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Andrea Tweedell
Dulles, 20189

From: Heidi Griffin <heidigrif@yahoo.com>
Sent: 6/15/2020 12:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Heidi Griffin
Harpers Ferry, 25425

From: Rugena Bell <Rugenab@gmail.com>
Sent: 6/15/2020 12:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rugena Bell
Shepherdstown, 25443

From: Karlina Twomey <Twomeymk4@aol.com>
Sent: 6/15/2020 12:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Rock wool has a poor track record of keeping the communities that they are in safe. Our air and land are much too important to have Rockwool build here. Schools nearby should have been considered before trying to locate here. The people of WV are being taken advantage of. Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karlina Twomey
Brambleton, 20148

From: Michelle Vance <ithriveinwv@gmail.com>
Sent: 6/15/2020 12:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Michelle Vance
Harpers Ferry, 25425

From: Claudia and Tom Patterson <Wvmame2000@yahoo.com>
Sent: 6/15/2020 12:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Claudia and Tom Patterson
Charles Town , 25414

From: Sherry Sturman <Sherry.sturman@gmail.com>
Sent: 6/15/2020 12:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sherry Sturman
Shepherdstown, 25443

From: Beth Alegret <beth.alegret@gmail.com>
Sent: 6/15/2020 12:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a long-time resident of Jefferson County, and one who cares about our neighbors and their children, I ask you to please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Beth Alegret
Charles Town, 25414

From: Yvonne Fisher <yvonnegfisher@gmail.com>
Sent: 6/15/2020 12:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Yvonne Fisher
Shepherdstown , 25443

From: Elizabeth Dowell <slldwll96@aol.com>
Sent: 6/15/2020 13:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Dowell
Charles Town, 25414

From: Katie Rakes <Alive.k8@gmail.com>
Sent: 6/15/2020 13:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Katie Rakes
Shenandoah Junction , 25442

From: Stephen Alemar <alemars@yahoo.com>
Sent: 6/15/2020 13:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This type of industrial development also detracts from historic sites, such as Harper's Ferry National Battlefield and the Shepherdstown Battlefield.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Stephen Alemar
Shepherdstown, 25443

From: Gonzalo Baeza <gbaeza@gmail.com>
Sent: 6/15/2020 13:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Gonzalo Baeza
Shepherdstown, 25443

From: Natasha Baihly <natasha@rivertrail.com>
Sent: 6/15/2020 13:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Our family has owned an outdoor recreation business in the Harpers Ferry area since 1972. This business includes a riverside property in the Millville/Harpers Ferry area, and a new location opening between Charles Town and Harpers Ferry. Each year we host over 50,000 people rafting, tubing, kayaking, canoeing, camping, zip lining, and biking in this area rich in history and scenic value. These people stay, eat, shop, visit historical sites, local breweries, wineries, and more. Providing a clean and attractive environment in our area, already rich in natural beauty, fosters entrepreneurship and the creation of more businesses supporting tourism. Bringing in a coal burning facility and any other industry such as Rockwool is in direct contradiction to promoting the healthy pursuits of outdoor recreation and the tourism it promotes.

On a personal note, two of the family members in our household have respiratory issues including emphysema (of a non-smoker) and asthma. Rockwool coming to our area will force us to leave the family home and community that we have been a part of for over thirty years.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the

jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychological midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Natasha Baihly
Harpers Ferry, 25425

From: Diana Kerr <dianakerr123@gmail.com>
Sent: 6/15/2020 13:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Diana Kerr
Ashburn, 20147

From: Nan Broadhurst <Nanbroad@gmail.com>
Sent: 6/15/2020 14:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

This type of industrial development also detracts from historic sites, such as Harper's Ferry National Battlefield and the Shepherdstown Battlefield.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Nan Broadhurst
Shepherdstown , 25443

From: James Puglisi <jtjpug@gmail.com>
Sent: 6/15/2020 14:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

James T. Puglisi
Shepherdstown, 25443

From: Andrea Sue Collins <asuecollins111@gmail.com>
Sent: 6/15/2020 14:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

I have chosen Shepherdstown as the place in which I want to grow. Maintaining my good health in my golden years is of paramount importance. I want my environment and water to remain safe!

Sincerely,

Andrea Sue Collins
Shepherdstown, 25443

From: Jennifer Colbert <omsugz@yhao.com>
Sent: 6/15/2020 14:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Colbert
Charles Town, 25414

From: Stephen Ayraud <salias1@mac.com>
Sent: 6/15/2020 14:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please oppose the rezoning of the subject property for the followings reason:

Industrial use is incompatible with the adjacent Jefferson County rural usage.

Sincerely,

Stephen Ayraud
Shepherdstown, 25443

From: Roselyn Mendez <Rosehsm@gmail.com>
Sent: 6/15/2020 14:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Roselyn Mendez
Shepherdstown , 25443

From: Linda Hope <Lindahope2127@comcast.net>
Sent: 6/15/2020 14:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Linda Hope
Shepherdstown , 25443

From: Karen Williams <williams4wv@frontier.com>
Sent: 6/15/2020 14:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

At age 65 I have been diagnosed with late onset Asthma. My recent trip to the ER gasping for air was one of the scariest, worst experiences of my life!!!! I am now living in fear that once Rockwool is operating here, I will be gasping for air again, my life will be shortened, I will end up on a ventilator and I will never be able to enjoy my future grandchildren. If Rockwool comes

and it affects my health, the only other alternative will be to sell the house we bought as our retirement home - at a tremendous loss for we have made so many improvements to the home we love and hoped to live in for the rest of our years.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. PLEASE vote NO on the ordinance #2017-302.

Sincerely,

Karen Williams
SHENANDOAH JUNCTION, 25442-4023

From: Marcy Deck <Marcy62@bellsouth.net>
Sent: 6/15/2020 15:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,
The Deck Family

From: Daniel Hatcher <jackhatcher123@yahoo.com>
Sent: 6/15/2020 15:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Daniel Hatcher
Ranson, 25438

From: Kyanna Mccafferty <Lnmccaff@gmail.com>
Sent: 6/15/2020 15:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Kyanna Mccafferty
Shepherdstown, 25443

From: Aileen Curfman <acurfman@gmail.com>
Sent: 6/15/2020 15:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Aileen Curfman
Shepherdstown, 25443

From: Anthony Lomelin <Tonylomelin@yahoo.com>
Sent: 6/15/2020 15:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anthony Lomelin
Purcellville, 20132

From: Jennifer Bieder <Biederjen@gmail.com>
Sent: 6/15/2020 15:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Bieder
Charles Town, 25414

From: Rish Patel <Rpatel2322@gmail.com>
Sent: 6/15/2020 15:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

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Sincerely,

Rish Patel
Ashburn , 2047

From: Kristen Washington <kghavens@gmail.com>
Sent: 6/15/2020 15:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kristen Washington
Purcellville , 20132

From: Mary Ellen Lloyd <Mewlloyd@gmail.com>
Sent: 6/15/2020 15:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Mary Ellen Lloyd
Shepherdstown, 25443

From: Angela Myers <angelajacksn@gmail.com>
Sent: 6/15/2020 15:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Angela Myers
Hamilton, 20158

From: John Myers <myersonmadison@gmail.com>
Sent: 6/15/2020 15:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

John Myers
Hamilton, 20158

From: Gregory Fornino <Kreckory@yahoo.com>
Sent: 6/15/2020 15:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Gregory Fornino
Round Hill, 20141

From: Bianca Biller <miabiller@gmail.com>
Sent: 6/15/2020 16:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I purchased property in Kearneysville to build a home for my son and I. He is now 3 and would attend north Jefferson elementary in 2 yrs

With rockwool across the street from his school, that is not safe nor appropriate for any children to be in school within miles of their pollution and noise. This land should not be zoned industrial and I will not build my home or send my child to that school.

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more

immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS

bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect

the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Bianca Biller
Kearneysville, 25430

From: Chris Rubio <pwbear15@gmail.com>
Sent: 6/15/2020 16:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Chris Rubio
Purcellville, 20132

From: Cristelle Michael <Openlycreate@yahoo.com>
Sent: 6/15/2020 16:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no or at minimum delay any decisions on #2017-302.

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Sincerely, , , ,

,"17",,"Chris","Rubio","pwbear15@gmail.com",,"Purcellville",,"20132",,"","2020-06-15 16:12:58",,"1",,"",""

,"17",,"Gregory ","Fornino","Kreckory@yahoo.com",,"Round Hill",,"20141",,"","2020-06-15 15:51:41",,"1",,"",""

,"17",,"John","Myers","myersonmadison@gmail.com",,"Hamilton",,"20158",,"","2020-06-15 15:48:56",,"","",""

,"17",,"Angela","Myers","angelajacksn@gmail.com",,"Hamilton",,"20158",,"","2020-06-15 15:47:53",,"","",""

,"17",,"Kristen","Washington","kghavens@gmail.com",,"Purcellville",,"20132",,"","2020-06-15 15:38:04",,"1",,"",""

"","17","","Rish","Patel","Rpatel2322@gmail.com","","Ashburn","","2047","","","2020-06-15 15:33:37","","","","",""
"","17","","Anthony","Lomelin","Tonylomelin@yahoo.com","","Purcellville","","20132","","","2020-06-15 15:25:28","","1","","",""
"","17","","Diana","Kerr","dianakerr123@gmail.com","","Ashburn","","20147","","","2020-06-15 13:54:38","","","","",""
"","17","","Karlina","Twomey","Twomeymk4@aol.com","","Brambleton","","20148","","","2020-06-15 12:49:34","","1",
"Rock wool has a poor track record of keeping the communities that they are in safe. Our air and land are much too important to have Rockwool build here. Schools nearby should have been considered before trying to locate here. The people of WV are being taken advantage of. Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Cristelle Michael
Hillsboro, 20132

From: Kierianne Hansen <kmknollman@gmail.com>
Sent: 6/15/2020 16:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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My family's health and safety will be compromised if this ordinance goes through. My home property will decrease in value, the wildlife and environment will be debilitated from the harmful substances released in to the air, ground and water. It is unacceptable to not think of my family, the families around mine, and all of the people affected in West Virginia. Your job is to protect the constituents in the surrounding areas. Please do your job.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote NO on the ordinance #2017-302.

Sincerely,

Kierianne Hansen, LVT
Purcellville, 20132

From: Nancy Knight <nancyknight0617@gmail.com>
Sent: 6/15/2020 16:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Thank you for your time. I appreciate your NO vote on ordinance #2017-302.

Sincerely,

Nancy Knight
Shepherdstown, 25443

From: Jerry Shepard <jerry.shepard@gmail.com>
Sent: 6/15/2020 16:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jerry Shepard
Leesburg, 20175

From: Nerissa Buivan <nyminx@yahoo.com>
Sent: 6/15/2020 17:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

PLEASE! I HAVE 2 YOUNG CHILDREN WHO WANT TO GROW UP WITHOUT BEING POISONED BY THIS PLANT!!!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Nerissa Buivan
Leesburg, 20175

From: Bruce Orjada <Orjadab@hotmail.com>
Sent: 6/15/2020 17:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Bruce Orjada

From: M Chin <Mariannechin@frontier.com>
Sent: 6/15/2020 17:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

M Chin
Kearneysville , 25430

From: Christopher Griggs <cagmail@icloud.com>
Sent: 6/15/2020 17:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Many of us in Loudoun have income based on tourism and agriculture. Building a factory that produces noxious pollutants on the doorstep of your neighbors with winds that will predominantly sweep the stench over the border and into our homes and affect our businesses that rely on tourism is criminal. A factory has no place in our area.

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Christopher Griggs
Hillsboro , 20132

From: Catherine Breeden <cathat53@comcast.net>
Sent: 6/15/2020 17:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Catherine P. Breeden
Charles Town, 25414

From: Andrew Woodall <abwoodall@gmail.com>
Sent: 6/15/2020 17:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Andrew Woodall
Purcellville, 20132

From: ELIZABETH WISECARVER <eawisecarver@yahoo.com>
Sent: 6/15/2020 17:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

ELIZABETH WISECARVER
Shepherdstown, 25443

From: Krista Brooke <kjarrellbrooke@gmail.com>
Sent: 6/15/2020 17:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Krista Brooke
Harpers Ferry , 25425

From: Karen Stroup <stroupwv@aol.com>
Sent: 6/15/2020 17:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Karen Stroup
Kearneysville, 25430

From: Mason Arbogast <masondarbogast@gmail.com>
Sent: 6/15/2020 17:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mason Arbogast
Morgantown, 26505

From: Elias Meehan <eliasmeehan@gmail.com>
Sent: 6/15/2020 17:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

Both of my parents own and run small businesses in the Equine industry, and I have worked along side them since I was a kid and still do. I have developed a good work ethic and learned business skills that will serve me throughout my life. If the industry and our businesses are damaged I am afraid families like ours will struggle or have to leave the area. My family has been here for more then 10 generations and we should not be forced to leave because of an inappropriate zoning change.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models,

these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on

Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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4. Richard EA, Fortier GD, Pitel PH, Dupuis MC, Valette JP, Art T, Denoix JM, Lekeux PM, Van Erck E. Sub-clinical diseases affecting performance in Standardbred trotters: diagnostic methods and predictive parameters. *The Veterinary Journal*. 2010 Jun 1;184(3):282-9.;
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Sincerely,
Elias Meehan
Ranson,

From: Lillian Potter-Saum <LillyEPS@gmail.com>
Sent: 6/15/2020 17:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Lillian Potter-Saum
Shepherdstown , 25443

From: Logan Riffey <lsriffey1@gmail.com>
Sent: 6/15/2020 17:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Our neighboring state should not feel like they must defend themselves from the harm West Virginia poses in Rockwool’s project. “Mountaineers are always free”—until it infringes on freedoms of others. Let us think logically.

Sincerely,

Logan Riffey
Berkeley Springs, 25411

From: Rosemarie Coy <rosemariecoy55@gmail.com>
Sent: 6/15/2020 17:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please, Officials of Jefferson County resist the temptation to approve the opening of RockWool in our county. Make the welfare of our citizens your TOP PRIORITY, PLEASE!

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rosemarie Coy
Shepherdstown, 25443

From: Suzette Wimer <susiewimer@yahoo.com>
Sent: 6/15/2020 17:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Suzette Wimer

From: Hannah Amiet <hannah.m.amiet@gmail.com>
Sent: 6/15/2020 17:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Hannah Amiet
Charles Town, 25414

From: Cory Grace <coryegrace@gmail.com>
Sent: 6/15/2020 18:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Cory Grace
HARPERS FERRY, 25425-5387

From: Mackenzie Bittle <mackenzie.bittle@gmail.com>
Sent: 6/15/2020 18:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Mackenzie Bittle
Kearneysville , 25430

From: Cory Grace <coryegrace@gmail.com>
Sent: 6/15/2020 18:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Cory Grace
HARPERS FERRY, 25425-5387

From: William Stewart <william.stewart9@va.gov>
Sent: 6/15/2020 18:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Stewart
Paeonian Springs, 20129

From: Jennie Grossi <jenniegrossi@gmail.com>
Sent: 6/15/2020 18:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jennie Grossi
Purcellville, 20132

From: Lillian Newton <Lillian.c.newton@gmail.com>
Sent: 6/15/2020 18:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lillian Newton
Harpers Ferry , 25425

From: Amber Kuehnel <Akuehnel.ak@gmail.com>
Sent: 6/15/2020 18:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

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"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

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The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Amber Kuehnel

From: Christine green <Greenshouse2002@verizon.net>
Sent: 6/15/2020 18:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Don't we have enough health and environmental issues to worry about without additional contamination added to the air we breathe and water we drink?

Sincerely,

Christine Green
Concerned Citizen
Purcellville , 20132

From: Danielle Grunwald <dl1401@hotmail.com>
Sent: 6/15/2020 18:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

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Sincerely,

Danielle Grunwald
Aldie, 20105

From: Penny Manion <pennyrmanion@yahoo.com>
Sent: 6/15/2020 18:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Penny Manion
Shepherdstown, 25443

From: Conrad Lotze <clotze@hotmail.com>
Sent: 6/15/2020 19:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Conrad Lotze
Kearneysville, 25430

From: Anne Barrat <barrat@live.com>
Sent: 6/15/2020 19:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302.

While not in Ranson, my farm (The Barrat Farm) immediately abuts the property that is the subject of the zoning change. My property will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow. It will make my property unlivable, the farmland less productive, and the well water undrinkable. Please don't let this happen. This local area is a residential area, with schools and many young children. It is not an appropriate place for heavy industry.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity,

fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anne Barrat
293 Americana Lane Shenandoah Junction, WV, 25442

From: Vanessa Stolarski <vsstolarski@gmail.com>
Sent: 6/15/2020 19:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Vanessa Stolarski
Purcellville, 20132

From: Jay Mansfield <exergy@frontier.com>
Sent: 6/15/2020 19:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jay Mansfield
Shepherdstown, 25443

From: Allison Taylor <Allie@allietaylor.com>
Sent: 6/15/2020 19:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Voting 'No' now means more than ever. The air we breathe is more important than the all mighty dollar.

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that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

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Sincerely,

Allison Taylor
Leesburg , VA 20176

From: Diana Grajeda <lilypadthai@yahoo.com>
Sent: 6/15/2020 19:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Diana Grajeda
Shepherdstown , 25443

From: Phillip Alcorn <filtone@msn.com>
Sent: 6/15/2020 19:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Phillip Alcorn
Shepherdstown, 25443-0477

From: Leslie Kelly <Lesliehwkelly@gmail.com>
Sent: 6/15/2020 19:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Leslie Kelly
Charles Town, 25414

From: Alexander Gillette <Alex.bosthd@gmail.com>
Sent: 6/15/2020 19:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Alexander Gillette
Shepherdstown, 25443

From: Andrea Faith <andreaewers12@yahoo.com>
Sent: 6/15/2020 19:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Andrea Faith
Shepherdstown, 25443

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Sent: 6/15/2020 19:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lily Geyer
Shenandoah Junction, 25442

From: MICHELLE Webb <mmwebb271@gmail.com>
Sent: 6/15/2020 19:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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From: Kathleen Knock <TomKatand3@aol.com>
Sent: 6/15/2020 19:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathleen Knock
Kearneysville, 25430

From: Susan Kitchen <HarpersFerryTails@gmail.com>
Sent: 6/15/2020 19:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This ordinance to rezone Ranson for industrial production and toxic manufacturing practices will be a horrendous scar on the gateway to WV and it will ruin our own Jefferson County and beyond. The effect begins beyond our borders but it will hit home on the shores of our natural and national treasure in Harpers Ferry, effecting the health, welfare, and safety of our community, tourism and the businesses that rely on our visitors and the more than \$840 million they spend in our county each year to pay the living costs and provide jobs for friends and neighbors in the community who we know.

It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. A threat to this industry poses a threat to the economy and welfare of our community.

People come here to "Almost Heaven WV" or West By God VA" to see the beauty. They come here on the Appalachian Trail, to hike around The Blue Ridge Mountains, raft our famous rivers, see our national park, visit battle fields as they were in 1865. They come to see soldiers and town people dressed in period attire, teach them our history. They eat, shop and share the incredible views of our amazing town with their family and then with the word on social media. No one comes here to see smokestacks and light noise in the distance, smell pollution or glance at the stars through a haze of chemicals while residents sell bottled water at every corner. That's not our demographic and it never will be. Leesburg isn't Zanesville, OH, and we're not downtown Wheeling. We're different and we need to stay on brand to survive in more ways than one!

According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to

become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Don’t kill our community, don’t kill our businesses, don’t kill us, don’t kill our kids, don’t kill our animals, don’t kill our agriculture and eco culture- **DON’T KILL JEFFERSON COUNTY!** We are WVStrong! Please vote no on the ordinance #2017-302.

Sincerely,

Susan E Kitchen
Harpers Ferry , 25425

From: Paul Rosario <paul.rosario1@gmail.com>
Sent: 6/15/2020 19:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Paul Rosario
Shepherdstown, 25443

From: Sheila Vertino <sheilavertino@yahoo.com>
Sent: 6/15/2020 19:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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So many reasons to vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Sheila Vertino
SHEPHERDSTOWN, 25443

From: Deborah Salem <dsalem@hughes.net>
Sent: 6/15/2020 19:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area. Historically counties and states have kept noxious uses away from boundaries shared with other jurisdictions, to avoid retaliatory zoning/usages that affect individuals who cannot vote for or against such usages. Approval of this measure could trigger retaliatory actions along the entire West Virginia/Virginia border.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

Possible ground and surface water contamination is equally concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream from many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun/Northern Virginia is one of the fastest growing areas in the country. As a Civil War enthusiast, I've enjoyed the historic resources there of Jefferson County for almost 40 years. As a lifelong horsewoman, I know Virginians patronize West Virginia tracks/racinos, and support the Virginia Breeders Association Virginia Certified incentive programs/market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Deborah Salem
Lovettsville, 20180

From: Neal Randell <nealjran@netscape.net>
Sent: 6/15/2020 19:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

As a long time resident of Jefferson County I would like my children to experience the beauty that I did as a child growing up here. I would like them to breathe clean air and confidently drink the water without fear that the aquifer isnt pure and safe of damaging chemicals and waste. Please consider the quality of life that we have come to expect and do not spoil it to enrich the few. We can do better.

Sincerely,

Neal Randell
Shepherdstown , 25443

From: Kay Schultz <kay.nixschultz@gmail.com>
Sent: 6/15/2020 19:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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On behalf of the local citizen initiative, "Save Our Soil", whose purpose is to champion the regeneration of soil, we urge you to VOTE NO on Ordinance #2017-302. The Zoning change would endanger the health, safety and, welfare of the community. Under the ordinance, heavy industry will negatively affect agriculture in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources will diminish the health and viability of the County's agricultural community and thus soil health and water quality and access to local food.

Jefferson County's agriculture industry is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning supports does not.

Local agriculture also provides a source of locally produced agricultural goods. With the current pandemic and health emergency we have seen a supply chain crisis because they lack resiliency

and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

Lots of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the downstream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydro-geology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes that development in karst areas puts water resources at high-risk for contamination but also recognizes that this is best protected against through local land use and zoning ordinances. WVDEP's guiding document "Stormwater Management Design in Karst Areas" states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this

land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson and end up polluting large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson County.

For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on public water supply. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please VOTE NO on the ordinance #2017-302.

Sincerely,

Kay Schultz, for Save Our Soil Citizen Initiative Championing the Regeneration of Soil
Shepherdstown, 25443

From: John Meeker <Meekerwv@gmail.com>
Sent: 6/15/2020 19:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John Meeker
Shepherdstown , 25443

From: Amanda Wolfe <msacmarshallwolfe@gmail.com>
Sent: 6/15/2020 20:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Amanda Wolfe
Kearneysville, 25430

From: Denise Adkins <Denise41171@hotmail.com>
Sent: 6/15/2020 20:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the *New England Journal of Medicine*, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Denise Adkins
Kearneysville, 25430

From: Heather Wilson <Heathermae.wilson7@gmail.com>
Sent: 6/15/2020 20:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Heather Wilson
Kearneysville , 25430

From: Susan Post <Z2tnt@yahoo.com>
Sent: 6/15/2020 20:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Post
Purcellville, 20132

From: Sharon Hoffman <Hoffmana3@yahoo.com>
Sent: 6/15/2020 20:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sharon Hoffman
Purcellville, 20132

From: Mary beth Kilmer <Bluemoonmary88@gmail.com>
Sent: 6/15/2020 20:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mary beth Kilmer
Shepherdstown, 25543

From: Kyle Meyer <kylemeye@gmail.com>
Sent: 6/15/2020 20:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kyle Meyer
Berryville, 22611

From: JANE TARNER <jst107@aol.com>
Sent: 6/15/2020 20:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

JANE TARNER
Charles Town, 25414

From: KD Kidder <KD@photowork.net>
Sent: 6/15/2020 20:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302. Please consider our air and water.....you could ruin our lives forever.

Sincerely,

KD Kidder
Leesburg, 20176

From: John Boskovic <jbos57@yahoo.com>
Sent: 6/15/2020 20:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

John Boskovic, M.Ed.
Buckhannon, 26201

From: Alisha Smith <alisha.vaughan@icloud.com>
Sent: 6/15/2020 20:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am Alisha Smith. I am 34 in October, I am raising five children in this neighborhood and will be FINALLY married here after saving and meeting our long strived after goals. I have read and very strongly agree with the following information and I ask that EVERYONE vote NO. We just bought our first home here in the Fox Glen neighborhood with our children last November. We came here to be away from the city and all its ugly pollutants and factories and warehouses. We worked harder than we ever have to make it here, regardless of how you may view this neighborhood it is OUR fresh start. It's where my kids can run in their backyard, swim in the pool we worked overtime for. Chase their dog they never thought they would have. We have plans here. We have hope here. I don't disagree bringing jobs and business is good, I'm saying you find land that isn't already in use for other purposes like raising children, or schooling them close to home to make those business and jobs. You cannot in good conscience decide that the health and well being of an entire neighborhood is outweighed by profit margins and revenue. I know I am not alone in this neighborhood when I ask that you stop and think about how this would effect you and your families, your children, if someone in a higher place of power, with a louder voice than yours decided to move these same industries to YOUR backyard. This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012

study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen's well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO₂, NO₂, O₃ (VOC and NO_x)), particulate matter (PM₁₀, PM_{2.5}, PM_{0.1}), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

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There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal

activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up were successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

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This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Alisha Smith

Kearneysville, 25430

From: Jane Tarner <jst107@aol.com>
Sent: 6/15/2020 20:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Jane Tarner
Charles Town , 25414

From: Lindsay McLaughlin <lindsay.rollingridge@gmail.com>
Sent: 6/15/2020 20:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

I am part of the Rolling Ridge Study Retreat Community, a group that enables the Rolling Ridge Conservancy to preserve and protect 1500 acres of wilderness between the Appalachian Trail and the Shenandoah River. We are part of what makes this area important to the health and wellbeing of people who come to enjoy the out of doors as well as important to a clean and unpolluted environment. The introduction of industrial activity so close to our nature preserve will have a negative affect on animal habitat, the forest, and the ability of people to enjoy a wilderness retreat.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in

the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lindsay McLaughlin
Harpers Ferry , 25425

From: Janelle McDonough <jmcdonough2117@gmail.com>
Sent: 6/15/2020 20:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Janelle McDonough
Kearneysville , 25430

From: Mary & michael Whalen <Mlwhalengreenfront@gmail.com>
Sent: 6/15/2020 20:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mary & michael Whalen
Charles town, 25425

From: Robert Smith <rpsmith@earthlink.net>
Sent: 6/15/2020 21:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Robert Smith
Shepherdstown, 25443

From: Marlene Frabasilio <marlenefrab@gmail.com>
Sent: 6/15/2020 21:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Marlene Frabasilio
Springdale, 84767

From: jasmine Shoun <Le3xxiibaby@aol.com>
Sent: 6/15/2020 21:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

jasmine Shoun
Kearneysville, 25430

From: N Gintzler <Hiflyer01@yahoo.com>
Sent: 6/15/2020 21:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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Sincerely,

N Gintzler

From: Blair Shepard <blairshepard01@yahoo.com>
Sent: 6/15/2020 21:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Blair Shepard
Shepherdstown, 25443

From: Carolyn Jackson <mandrakefarm@gmail.com>
Sent: 6/15/2020 21:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Carolyn Jackson
Charles Town, 25414

From: Shawn Walker <quercusjsw@yahoo.com>
Sent: 6/15/2020 21:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Rockwool and other heavy industry in Jefferson County will be, in my family's perspective, a degradation to the quality of life in Jefferson County. I am very sympathetic to the need for jobs and a sustainable economy, but not this way. There is so much more that our county can offer. With a child reaching school age we will be seriously contemplating a move to a location where the health of the community and land take priority over development simply for development's sake.

There are valid arguments claiming that Jefferson County and the surrounding communities had time to voice their positions before the deal was sealed. Understood, technically, perhaps. But that technicality does not change the reality of what the community wants, needs, and deserves now. And it is the now, the current moment, that will be driving the future of our region.

Thank you for your service.

Sincerely,

Shawn Walker
Shepherdstown, 25443

From: Kevin Bowie <KB1951@verizon.net>
Sent: 6/15/2020 21:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

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The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

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living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Kevin Bowie
Clarksburg, 20871

From: Jean Anne Pugh <Daveandja@yahoo.com>
Sent: 6/15/2020 21:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jean Anne Pugh
Shepherdstown , 25453

From: Donald Brizendine <Dbrizendine@gmail.com>
Sent: 6/15/2020 21:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Donald Brizendine
Lovettsville, 20180

From: Jaime Schwartzbeck <Jmay543@gmail.com>
Sent: 6/15/2020 22:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jaime Schwartzbeck
Charles Town, 25414

From: Jennifer Wellock <jentrify@aol.com>
Sent: 6/15/2020 22:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Wellock
Hillsboro, 20132

From: Luke Hartman <dhartman1.dh@gmail.com>
Sent: 6/15/2020 22:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

As a long time resident of Jefferson County I would like my children to experience the beauty that I did as a child growing up here. I would like them to breathe clean air and confidently drink the water without fear that the aquifer isn't pure and safe of damaging chemicals and waste. Please consider the quality of life that we have come to expect and do not spoil it to enrich the few. We can do better."

","13","Sheila","Vertino","sheilavertino@yahoo.com","SHEPHERDSTOWN","25443","","2020-06-15 19:52:45","","Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

So many reasons to vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This

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Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Luke Hartman
Shepherdstown, 25443

From: Marissa Baderschneider <pizazzfarm@yahoo.com>
Sent: 6/15/2020 22:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Marissa Baderschneider
Bluemont, 20135

From: MJ Serfin <mjserfin@msn.com>
Sent: 6/15/2020 22:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

MJ Serfin

From: Jenifer Sonifrank <mamabear121516@aol.com>
Sent: 6/15/2020 22:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the *New England Journal of Medicine*, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Jenifer Sonifrank
Kearneysville, 25430

From: Emily Gross <emilykgross@yahoo.com>
Sent: 6/15/2020 22:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Emily Gross
Shepherdstown , 25443

From: Diann Landau <cilldara@copper.net>
Sent: 6/15/2020 22:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Diann Landau

From: Ebonee Helmick <eswinfrey@gmail.com>
Sent: 6/15/2020 22:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Ebonee Helmick
Shepherdstown, 25443

From: Teresa Hayes <teresathayes@yahoo.com>
Sent: 6/15/2020 22:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Teresa Hayes
Round Hill, 20141

From: Karen Freer <kmfreer11@gmail.com>
Sent: 6/15/2020 22:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Freer
Shenandoah rd Shenandoah jct, 25442

From: Jonathan Zapien <Jzapien@gmail.com>
Sent: 6/15/2020 22:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jonathan Zapien
Round Hill, 20141

From: Jay Perkins <jmichaelmgmt@yahoo.com>
Sent: 6/15/2020 22:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jay Perkins
Lovettsville , 20180

From: Gabrielle Tokach <Gmtokach@gmail.com>
Sent: 6/15/2020 22:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Thank you for your time and please vote no.

Sincerely,

Gabrielle Tokach
Shepherdstown , 25443

From: Katie Budnyk <katiemehrling@gmail.com>
Sent: 6/15/2020 22:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Katie, Dan, and our four children
Hamilton, 20158

From: Larissa Spiker <Lmspiker@gmail.com>
Sent: 6/15/2020 22:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Karen Freer
Shenandoah jct, 25442

From: Alexandra Jackson <ajsoftball@gmail.com>
Sent: 6/15/2020 22:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I am a horse owner and rider.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can

lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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Sincerely,

Alexandra Jackson
Charles town, 25414

From: Laura Graeber <graeber0@gmail.com>
Sent: 6/15/2020 22:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Graeber
Round hill, 20141

From: Andrew Spiker <thewheelsoflull@gmail.com>
Sent: 6/15/2020 22:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Andrew Spiker
SHEPHERDSTOWN, 25443

From: Mason Meadows <mandm4792@gmail.com>
Sent: 6/15/2020 23:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mason Meadows
Shepherdstown , 25443

From: Dianne Rosario <dkinzer12@gmail.com>
Sent: 6/15/2020 23:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the

local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Dianne Rosario
Shepherdstown , 25443

From: Andrea Hines <songbird2007@gmail.com>
Sent: 6/15/2020 23:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Andrea Hines
Shepherdstown, 25443

From: Casey Alexander <casey__a@hotmail.com>
Sent: 6/15/2020 23:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Casey Alexander
Charles Town, 25414

From: Paula Horne <Corgidale@aol.com>
Sent: 6/15/2020 23:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Paula Horne
Purcellville , 20132

From: Nicole Flory <nikki_flory@yahoo.com>
Sent: 6/15/2020 23:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nicole Flory
Ashburn, 20148

From: michael cooney <dmcstable2@aol.com>
Sent: 6/15/2020 23:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

michael cooney
berryville, 22611

From: Nancy Feeney <Nfeeney11@gmail.com>
Sent: 6/16/2020 00:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nancy Feeney
Purcellville, 20132

From: Jennifer King <info@eversweetapiaries.com>
Sent: 6/16/2020 01:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer King
Kearneysville, 25430

From: Jennifer King <info@eversweetapiaries.com>
Sent: 6/16/2020 01:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jennifer King
Kearneysville, 25430

From: Jennifer King <info@eversweetapiaries.com>
Sent: 6/16/2020 01:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Jennifer King
Kearneysville, 25430

From: Jennifer King <info@eversweetapiaries.com>
Sent: 6/16/2020 01:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jennifer King
Kearneysville, 25430

From: Jennifer King <info@eversweetapiaries.com>
Sent: 6/16/2020 01:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

Eversweet Apiaries, is located in Kearneysville less than a mile from Rockwool's proposed plant. We have many hives at our shop and our 50+ hives are all located within a 3 mile radius of Rockwool. These beehives have been maintained in Jefferson County since my late Father started the business more than 15 years ago.

Bees pollinate one out of every three bites of food we eat and contribute nearly \$20 billion to the value of U.S. crop production. Unfortunately, honeybee and other pollinator populations have decreased over several decades due to many environmental problems, including loss of habitat and foraging sources.

Rockwool's air pollution will negatively affect my honeybees & hive products in the following ways:

- 1) Honeybees rely on their acute sense of smell to locate flower sources. Honeybees teach their hive mates where floral sources are by communicating through touch and smells (pheromones). Studies have shown that air pollution masks or destroys floral scents, making it difficult for honeybees' to find food to collect and to relay information back to their colony. Not

only does air pollution adversely affect bees ability to find food but it increases their foraging activity; which in turn, significantly decreases their life span. My bees will starve, be overworked, and die prematurely from Rockwool's air pollutants. In addition, my bees will not be able to pollinate crops efficiently resulting in diminished harvests for farmers.

2) Honeybees are a representation of our environment. They intake water and nectar, they land on soil, and they collect pollen from trees and flowers. Studies have shown that air pollutants contaminate honey, pollen, and beeswax. Honey, pollen, and beeswax are important commodities to my business and testing for contaminants will be an extreme financial burden upon my company.

3) Studies have shown air pollution weakens plants and makes them more susceptible to insect infestation. As stated above, loss of foraging sources is a major contributor to honeybee decline. Studies have also shown that air pollutants, particular carbon dioxide, have risen in plant pollen which decreases pollen's protein levels. Pollen provides protein for young and adult honeybees. The adverse impact of rising carbon dioxide concentrations in pollen may be playing a role in the global decline of bee populations by damaging bee nutrition, their developmental growth, and their reproductive success.

Long term studies of air pollutants' adverse effects on our environment have been conducted and published for decades. All of the above studies mentioned can easily be found on the internet by searching "honeybees air pollutants" and "plant air pollutants".

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency

and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this

land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer King
Kearneysville, 25430

From: Rosemary Nickerson <rosemarynickerson@gmail.com>
Sent: 6/16/2020 01:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rosemary Nickerson
Shepherdstown, 25443

From: Nicole Heim <Nicoleheim1979@gmail.com>
Sent: 6/16/2020 02:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
A very concerned citizen and mother of 3 children.

Nicole Heim

From: Rebecca Zaglifa <beckizaglifa@yahoo.com>
Sent: 6/16/2020 02:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Rebecca Zaglifa

From: Dawn Wilkes <Dadkins12382@gmail.com>
Sent: 6/16/2020 02:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Dawn Wilkes
Ranson, 25438

My son and I live in the town of Ranson. Please don't let our future lives here be ruined by the factory! We cannot afford to move, and shouldn't have to. Help us keep this town and all surrounded areas clean and safe! Please!

From: Rochelle LaRue <rlarue82@gmail.com>
Sent: 6/16/2020 03:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Rochelle LaRue

From: Susan McGraw <Susanmcgraw0921@gmail.com>
Sent: 6/16/2020 04:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Susan McGraw
Shenandoah Junction , 25442

From: Mary Thornton <Mlindc@yahoo.com>
Sent: 6/16/2020 06:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mary Thornton
Purcellville , 20132

From: Ellen Murphy <Ellen.l.murphy@comcast.net>
Sent: 6/16/2020 06:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Ellen Murphy
Harpers Ferry, 25425

From: Lindsay Young <lindsay.young79@gmail.com>
Sent: 6/16/2020 06:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Lindsay Young
Round Hill , 20141

From: Richie Young <richieyoung128@gmail.com>
Sent: 6/16/2020 06:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Richie Young
Round Hill , 20141

From: Susan Winters <Suswinters39@gmail.com>
Sent: 6/16/2020 06:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Winters
Charles Town , 25414

From: Bill Gentry <gentryrest@gmail.com>
Sent: 6/16/2020 06:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Bill Gentry
Shepherdstown , 25443

From: Michael Bucci <bucci114@verizon.net>
Sent: 6/16/2020 06:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Michael Bucci

From: Christie polen <cpolen92@yahoo.com>
Sent: 6/16/2020 06:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Christie polen
harpers ferry , 25425

From: Theodora Cullum <Theo@frontier.com>
Sent: 6/16/2020 06:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

Please keep us who we are! We do not need heavy industry in the panhandle.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of

the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the

drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Theodora Cullum
Harpers Ferry , 25425

From: Evelyn Parsons <aryel311@gmail.com>
Sent: 6/16/2020 07:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

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Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Evelyn Parsons
Rippon, 25441

From: Teresa Breeden <tbreeden@frontier.com>
Sent: 6/16/2020 07:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Teresa Breeden
Hedgesville, 25427

From: Ellen Jacobs <Ellen.jacobs999@gmail.com>
Sent: 6/16/2020 07:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Ellen Jacobs
Shepherdstown , 25443

From: Chanda Drew <Chandadrew@gmail.com>
Sent: 6/16/2020 07:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Chanda Drew
Harpers Ferry, 25425

From: Phil Alegret <philip.alegret@gmail.com>
Sent: 6/16/2020 07:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As a longtime resident who cares about the quality of life for the entire county I ask that you please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately

decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Phil Alegret
Charles Town, 25414

From: Marcy Bartlett <MarceleBartlett@gmail.com>
Sent: 6/16/2020 07:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Marcy Bartlett
Shepherdstown , 25443

From: Mark Drew, Jr. <msdrewjr@gmail.com>
Sent: 6/16/2020 07:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Mark Drew, Jr.
Harpers Ferry, 25425

From: Dean Erickson <derickson@gmail.com>
Sent: 6/16/2020 07:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dean Erickson
Leesburg, 20176

From: Andrea Stewart <avon2adopt@hotmail.com>
Sent: 6/16/2020 07:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Andrea Stewart
Charles Town , West Virginia

From: William Leonard <billysmodela@gmail.com>
Sent: 6/16/2020 07:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

William Leonard
Shepherdstown , 25443

From: Jason Erdman <jasonerdman@hotmail.com>
Sent: 6/16/2020 07:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jason Erdman
Purcellville , 20132

From: ELIZABETH BINNS-ROEMER <roemerswv@comcast.net>
Sent: 6/16/2020 07:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

ELIZABETH BINNS-ROEMER
Martinsburg, 25403

From: Susan Brousseau <Ohauna@icloud.com>
Sent: 6/16/2020 07:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Susan Brousseau

From: Elizabeth McGowen <efmcgowen@yahoo.com>
Sent: 6/16/2020 07:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth McGowen
Shepherdstown, 25443

From: Susan Hewitt <Susiemovie50@gmail.com>
Sent: 6/16/2020 07:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

if you cared about the personal property being damaged by people during protests, but are in favor of industrial pollution destroying our environment YOU are a hypocrite!!!

AND don't care.

All you care about is lining your pockets, your payoff will run out, the air and other pollutants will only compound.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

“10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community.”

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Hewitt

From: John Burns <jpb3wvu@yahoo.com>
Sent: 6/16/2020 07:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

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The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

John Burns
Charles Town, 25414

From: Maura Johnson <maura_ann@mac.com>
Sent: 6/16/2020 08:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Maura Johnson
Hamilton, 20158

From: Rachael Meads <RachaelMeads@gmail.com>
Sent: 6/16/2020 08:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rachael Meads
Shepherdstown, 25443

From: Nathaniel Haugh <Natethaugh@gmail.com>
Sent: 6/16/2020 08:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nathaniel Haugh
Lovettsville , 20180

From: Stephanie Cotterill <Stephaniepburns@hotmail.com>
Sent: 6/16/2020 08:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Stephanie Cotterill
Charles Town, 25414

From: Phillip Simpson <psimpson@shepherd.edu>
Sent: 6/16/2020 08:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

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Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Phillip Simpson
Shepherdstown, 25443

From: Joelle Burgess <jmsines@yahoo.com>
Sent: 6/16/2020 08:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Sincerely,

Joelle Burgess
Purcellville , 20132

From: Samuel Holler <Hollersamuel78@gmail.com>
Sent: 6/16/2020 08:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

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The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Samuel Holler
Harpers Ferry, 25425

From: Lisa Beachley <lbeachley@yahoo.com>
Sent: 6/16/2020 08:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lisa Beachley
Harpers ferry, 25425

From: Lauren Farrow <laurencfarrow@gmail.com>
Sent: 6/16/2020 08:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lauren Farrow
Round hill , 20141

From: Katherine Simpson <rosemaloy@yahoo.com>
Sent: 6/16/2020 08:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Katherine Simpson
Shepherdstown, 25443

From: Antsa Randriamanantenasoa <haantsa@yahoo.fr>
Sent: 6/16/2020 08:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

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Sincerely,

Antsa Randriamanantenaso

From: Amy Barger <ajbarger01@gmail.com>
Sent: 6/16/2020 08:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Amy Barger
Inwood, 25428

From: Pamela O'Neill <poneill327@gmail.com>
Sent: 6/16/2020 08:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Pamela O’Neill
Lovettsville, 20180

From: Karin Outen <kouten07@gmail.com>
Sent: 6/16/2020 08:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Karin Outen
Shepherdstown, 25443

From: Shannon Holliday <hollidayzd@yahoo.com>
Sent: 6/16/2020 08:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. Heavy industry does not belong in Jefferson County. Our community health, livelihoods, water, and way of life would be put at risk if industrial zoning were to be allowed. As a resident of Jefferson County for over 24 years, I have grave concerns over how heavy industry pollution could impact our land, air, and water.

The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C.

Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

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Sincerely,

Shannon Holliday
Shepherdstown, 25443

From: John Outen <outensears@gmail.com>
Sent: 6/16/2020 08:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

John Outen
Shepherdstown, 25443

From: Crystal Peace <seattle1906@gmail.com>
Sent: 6/16/2020 09:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Crystal Peace

From: Siri McDonald <sirimcdonaldwv@gmail.com>
Sent: 6/16/2020 09:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a native of Jefferson County and have contributed most of my adult life to work in public service supporting youth and families. I am currently a counselor and work with youth daily. I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses

these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

As my children have asthma and so do many many in our county I am extremely concerned and will consider moving my home if this factory is to go through. It is known that Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Siri McDonald
Shenandoah Junction, 25442

From: Connor Gibbons <Cforce4u@hotmail.com>
Sent: 6/16/2020 09:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Connor Gibbons
Harpers Ferry, 25425

From: Bruce Appelgren <baappelgren@comcast.net>
Sent: 6/16/2020 09:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

I believe the previous plan for the site, studied and planned for many years by the previous mayor, should be the plan for this Jefferson orchards site. There is no way that the measly number of jobs planned for by the Danish interloper can compensate for the harm done to our local economy by the destruction of our environment and the invaluable historic nature of Jefferson County.

Sincerely,

Bruce Appelgren
Charles Town, 25414

From: Holly Korzilius <holly.korzilius@gmail.com>
Sent: 6/16/2020 09:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. The proposed rezoning Would be detrimental to our county; our environment, our people, our children, our animals, and all of their health and futures here in this county.

This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience.

Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run

and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Holly N Korzilius
Harpers Ferry, 25425

From: Maggie Louden <loudenmaggie@gmail.com>
Sent: 6/16/2020 09:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a neighbor of yours who enjoys time spent in Jefferson County, I am asking that you please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition. I am particularly concerned about the welfare of the students in the Title I school which is so approximate to the proposed plant. When driving in front of the school, I can see how close the proposed plant is. I am also concerned about leakage from the storage wells that are lined with plastic and sit on the land that is characterized by characteristics of Karst Geology. I get all my water from my well here in Hedgesville. I would be very concerned if I lived in the area of the proposed plant of leakage from those storage wells.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects

have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Maggie Loudon
Hedgesville, 25427

From: Laura Johnson <Laand2@comcast.net>
Sent: 6/16/2020 09:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Johnson
Shepherdstown, 25443

From: William Telfair <Wbchtelfair@sbcglobal.net>
Sent: 6/16/2020 09:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

The only question is WHEN the water supply will be contaminated - not if.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

William Telfair
Shepherdstow, 24553

From: Lois Spreen <Lcspreen@comcast.net>
Sent: 6/16/2020 09:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Lois Spreen
Shepherdstown, 25443

From: Marion Moore <Tiger.lily15v@gmail.com>
Sent: 6/16/2020 09:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Marion Moore

From: Wendy Baracka <wbaracka@shepherd.edu>
Sent: 6/16/2020 09:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Wendy Baracka
Shepherdstown, 25443

From: Christine Puttock <Chrissyputtock@gmail.com>
Sent: 6/16/2020 09:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Christine Puttock

From: Kristina Billings <kristinabilling1@gmail.com>
Sent: 6/16/2020 09:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

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Sincerely,

Kristina Billings
Martinsburg, 25404

From: Georgia Cullum <georgialevathes@frontiernet.net>
Sent: 6/16/2020 09:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Georgia Cullum
Harpers Ferry, 25425

From: Mary Behan <marybehan1958@gmail.com>
Sent: 6/16/2020 09:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Mary Behan
Shepherdstown, 25443

From: Tori K <Victoriakx63@gmail.com>
Sent: 6/16/2020 10:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Tori K
Kearneysville , 25430

From: Ronie Nosner <ronie.nosner@marriott.com>
Sent: 6/16/2020 10:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ronie Nosner
Round Hill, 20141

From: John Nimitz <jenimitz@comcast.net>
Sent: 6/16/2020 10:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John E. Nimitz, Major, US Army Retired

From: Steven Rozier <wvbackdoc@gmail.com>
Sent: 6/16/2020 10:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Steven Rozier
Harpers Ferry, 25425

From: Jacquelynn Jury <jjury75@frontier.com>
Sent: 6/16/2020 10:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jackie Jury

From: Matthew Bachtell <matthewbachtell@gmail.com>
Sent: 6/16/2020 10:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Matthew Bachtell
Shepherdstown, 25443

From: jeff kauffman <lunarstew@gmail.com>
Sent: 6/16/2020 10:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

jeff kauffman
Shenandoah Junction, 25442

From: Neil Powell <neilpowell80@aol.com>
Sent: 6/16/2020 10:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Neil Powell
Harpers Ferry, 25425

From: Nicole Gill <Love3guys@gmail.com>
Sent: 6/16/2020 10:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nicole Gill
Round Hill, 20141

From: Andrew Wandler <andrew.wandler@gmail.com>
Sent: 6/16/2020 10:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. ... ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

Never has the panhandle been more united against an industrial incursion from outsiders. 90+% of residents of Ranson and neighboring communities are against Rockwool. How can our legislators support these changes unless they (you) are corrupt and getting favors or kickbacks?

Please vote no on the ordinance #2017-302.

Sincerely,

Andrew Wandler
Harpers Ferry, 25425

From: Kristen Pak <kristen.m.pak@gmail.com>
Sent: 6/16/2020 10:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
Kristen Pak
Charles Town resident as of February 2020

From: Kelly White <kelly.wenner@yahoo.com>
Sent: 6/16/2020 10:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states. We are all in this together- what affects one thing affects all things. Please vote no on this ordinance. Thank you for your consideration.

Sincerely,
Kelly White
Maryland Resident
Brunswick, 21716

From: Vladislav Shevtsov <orezv@yahoo.com>
Sent: 6/16/2020 10:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Vladislav Shevtsov
RANSON, 25438-4890

From: Morgan Spielman <Morganspielman@yahoo.com>
Sent: 6/16/2020 10:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Morgan Spielman
Kearneysville, 25430

From: Colleen Fraser <cbyebyefraser@gmail.com>
Sent: 6/16/2020 10:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Colleen Fraser
Shenandoah Junction, 25442

From: Tiffany Miller <circnimage@gmail.com>
Sent: 6/16/2020 10:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community. Additionally I grew up around Nitro WV and would hate to to have our beautiful area turned into an industrial chemical belcher!

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tiffany Miller
Harpers ferry, 25425

From: Karen Dyke <karendyke@comcast.net>
Sent: 6/16/2020 10:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Dyke
Shepherdstown, 25443

From: Ruth Hatcher <ruthhatcher756@hotmail.com>
Sent: 6/16/2020 10:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I have lived in Ranson for over 42 years and the industrialization of our county is clearly unwanted and not necessary as it would be disastrous our county and surrounding areas for many years to come.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ruth Hatcher
Ranson, 25438

From: Audra Weisenberger <Turkeybird1989@gmail.com>
Sent: 6/16/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Audra Weisenberger
Kearneysville, 25430

From: Christopher Leipold <anywherestudios@gmail.com>
Sent: 6/16/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Christopher Leipold
Harpers Ferry, 25425

From: Christopher Burns <tigburns@hotmail.com>
Sent: 6/16/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Christopher Burns
CHARLES TOWN, 25414

From: Angela Steele <AllegroNg@aol.com>
Sent: 6/16/2020 10:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Angela Steele
Kearneysville , 25430

From: Tim Wiltshire <rabbitshirt@hotmail.com>
Sent: 6/16/2020 10:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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To the City of Ranson and all concerned parties,

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Although this is a prewritten statement, I have read and fully understand and agree with the contents therein.

Signed,

Tim Wiltshire

From: Pamela Hutchison <husby@frontiernet.net>
Sent: 6/16/2020 10:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Pamela Hutchison
Kearneysville , 25430

From: Anthony Smith <ar.smith@live.com>
Sent: 6/16/2020 10:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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Sincerely,

Anthony Smith
Charles Town, 25414

From: Holly Hartman <hhartm02@gmail.com>
Sent: 6/16/2020 10:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Holly Hartman
, 25443

From: Cathy Reifer <Cathy.teifer@gmail.com>
Sent: 6/16/2020 10:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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My husband and I have lived in Jefferson county for over 30 years. We raised our children here and have been active members of this beautiful community. Please do not allow this ordinance to pass for the sake of future generations to grow up in a healthy environment.

Respectfully,
Cathy Reifer

Cathy Reifer
Charles town, 25414

From: Dave Chicchirichi Jr <thoroughbred@rocketmail.com>
Sent: 6/16/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dave Chicchirichi Jr
Charles Town, 25414

From: Craig O'Hara <craig@pmpress.org>
Sent: 6/16/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Craig O'Hara
Frostburg, 21532

From: Ed Wotring <ed.wotring@gmail.com>
Sent: 6/16/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ed Wotring
Purcellville, 20132

From: Melissa Potter <sweetmissybabygurl@yahoo.com>
Sent: 6/16/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Melissa Potter

From: Gary Truitt <gat.doc@gmail.com>
Sent: 6/16/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Gary Truitt
Shepherdstown, 25443

From: Scott Clendenin Sr <Sclendeninsr@gmail.com>
Sent: 6/16/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Scott Clendenin Sr
Ranson, 25438

From: Ryan Lehman <rtlehman90@gmail.com>
Sent: 6/16/2020 10:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ryan Lehman
Martinsburg, 25405

From: Jamie Miller <soojamie@me.com>
Sent: 6/16/2020 10:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote NO. We moved to Jefferson county for its beauty, agriculture, history, and location. We don't want all the reasons we moved here to be affected by smokestacks, pollution, environmental repercussions and even more unknown.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jamie Miller
Shepherdstown, 25443

From: Trevor Hawthorne <kane485@yahoo.com>
Sent: 6/16/2020 10:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Trevor Hawthorne
Harpers Ferry, 25425

From: James Gregory <begentlesoul@yahoo.com>
Sent: 6/16/2020 10:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

James Gregory

From: devah knott <devahknott@comcast.net>
Sent: 6/16/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

devah knott
Charles Town, 25414

From: Kalyn Troutman <Kcocker@gmail.com>
Sent: 6/16/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kalyn Troutman
Shenandoah Junction , 25442

From: Seth Wight <swight@mit.edu>
Sent: 6/16/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

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The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302. As an individual who was privileged to be born and raised in Harpers Ferry, and as a current Masters in City Planning graduate student at MIT, I implore you to vote no and instead support alternative smart growth development strategies (like transit-oriented development) that will sustain our region for years to come.

Sincerely,

Seth Wight
Harpers Ferry, 25425

From: Anne Munro <munroflute@comcast.net>
Sent: 6/16/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Anne Munro
Shepherdstown, 25443

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Sent: 6/16/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition, as a community member who also has asthma, the general quality of the air we all breath is essential to remain as pure as possible for myself as well as all others. The abundant natural world that is thriving here in Jefferson County is at risk with the development of Rockwool and any other potential future heavy industry moving in, that are not required to adhere to the strictest of environmental standards, for the health and safety of everyone. Lastly, full community acceptance is also essential, as without only strife, stress and community division will result.

Sincerely,

Di Roman
Harpers Ferry, 25425

From: Jeff Feldman <jfeld33@aol.com>
Sent: 6/16/2020 10:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jeff Feldman
Martinsburg, 25404

From: Matthew Hollis <mhollis13@mac.com>
Sent: 6/16/2020 10:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Matthew Hollis
Harper's Ferry, 25425

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Sent: 6/16/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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From: Darieus ZaGara <darieus07@googlemail.com>
Sent: 6/16/2020 10:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Daricus ZaGara
Charles Town, 25414

From: joyce p gedeon <joy_zhel@yahoo.com>
Sent: 6/16/2020 10:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

joyce p gedeon
afton, 22920

From: Jayne O'Hara <Ladyjayne5@aol.com>
Sent: 6/16/2020 10:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jayne O’Hara
Shepherdstown , 25443

From: Todd Cotgreave <toddcotgreave@gmail.com>
Sent: 6/16/2020 10:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Todd Cotgreave
Shepherdstown, 25443

From: Kathryn Burns <aartskb@msn.com>
Sent: 6/16/2020 10:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kathryn Burns
Shepherdstown, 25443

From: Susan Haggerty <Thehaggertys@yahoo.com>
Sent: 6/16/2020 10:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Susan Haggerty
Harpers ferry, 25425

From: Alicia McCormick <Aliciafmccormick@gmail.com>
Sent: 6/16/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Alicia McCormick
Shepherdstown , 25443

From: Elisabeth Longmire <liz.longmire@gmail.com>
Sent: 6/16/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Elisabeth Longmire
Shepherdstown, 25443

From: Timothy Burke <timburkehvac@yahoo.com>
Sent: 6/16/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Timothy Burke
Keedysville, 21756

From: Michael Schimmel <schimmel_michael@yahoo.com>
Sent: 6/16/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Michael Schimmel
Purcellville, 20132

From: David Barlow <dbarlow@barlowtv.com>
Sent: 6/16/2020 10:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please do your duty as a representative of the people of this community by:

- (1) Upholding the stated standards of the Comprehensive Plan as mentioned above.
- (2) Recognizing that a large number of the residents in this area do not want this kind of development, and that it is your job to represent their desires and not the wishes of corporations or interests at the State level.

Sincerely,

David Barlow
Harpers Ferry, 25425

From: Summer Hart <gr8rswiss@hotmail.com>
Sent: 6/16/2020 10:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I moved out of WV last year after living in WV for 26 glorious years and I thought I would die there. But the deceit and corruption of our local and state governments forced me out of WV- I no longer wanted to be part of a county that would sell the health of it's citizens to the highest bidder, so I moved and brought my money with me (the only thing the elected officials value) to another state. I left WV 1 week after my next door neighbor left WV, trying to get out before the housing market tanked.

I spent hundreds of hours going to town meetings, reading past transcripts from all committees involved in Rockwool and listening to and watching videos of the decision makers who sold us down the stream and realized it wasn't how I wanted to spend my retirement years. As a retired ICU RN, I know what Rockwool will do to our community- no spin or lie will be able to disprove 41 years of medical experience that I lived with on a daily basis.

So I say "Fuck you Ranson. Fuck you for lying to us. Fuck you for continuing to lie to us. I pray you wake up one day to realize what you have tried to do to the entire world... for we all share the same water and air.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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Sincerely,

Summer Hart
Loudon, 37774

From: Amy Kostant <amy@sciencecom.org>
Sent: 6/16/2020 10:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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We love our home on Shannondale lake and we, along with several friends, are all now considering buying another property for retirement in Shepherdstown. this type of industry is a big deterrent. I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Amy Kostant
Harpers Ferry, 25425

From: Dale Stearns <dstea32551@comcast.net>
Sent: 6/16/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Dale
Harpers Ferry, 25425

From: Melissa Rogers <melissasrogers@gmail.com>
Sent: 6/16/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

I went to Shepherd University and this area is very important to me. I’d hate to see it get spoiled by greed like so many other parts of WV.

Sincerely,

Melissa Rogers
College Park, 20740

From: D Busby <Dbuzz800@gmail.com>
Sent: 6/16/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

D Busby

From: Anne Stackpole <morelandanne@gmail.com>
Sent: 6/16/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Anne Stackpole
Martinsburg, 25404

From: Heather Maravas <hmcmaravas@gmail.com>
Sent: 6/16/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Heather Maravas
RANSON, 25438

From: Meredith Adams <Mvadams1@comcast.net>
Sent: 6/16/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Meredith Adams

From: Neal Nilsen <Neal@askneal.net>
Sent: 6/16/2020 10:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I submit that an re-written amendment allowing the existing ordinance to cover the property currently being developed by Rockwool be approved and that all remaining property in the tract be limited to the zoning regulations of light industrial like the fine businesses in Burr Industrial Park may be an acceptable solution for all.

I support planned, smart growth, in Jefferson County by the People and our Elected County, Cities, Towns and Municipality Leaders when done properly.

In 2014 and into 2015 many Jefferson County Residents participated in the planning process to help define what Jefferson County should look like in 2035. The process and meetings were energetic, civil and possessed a good balance of growth / no-growth views to the County.

When I look thru the documents I clearly see reference to;

- respect for the quality of place

- Natural beauty
- Rural landscape
- Historic value
- Culture
- And a balance with needed growth

And I overlay the Economic Objectives and action plans between in Jefferson County Comprehensive Plan and the Ranson Comprehensive Plan I find very similar objectives, and curious reference to Ranson ...began its slow transition from heavy industry... Despite the challenges of the job losses due to a decreasing base of heavy industrial manufacturing... Ranson has significantly lower unemployment....than the US national average... The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community...

In review of the information I found about Jefferson Orchards decision to 'close up shop', I was saddened to learn of this once thriving business was closing, but appeared to have a vision of a planned mixed use community. It appears when Jefferson Orchards decided to close up shop, and applied to the County, that application was met with opposition, which apparently led to the shoestring annexation into the City of Ranson and a well-defined land development plan and application.

None of my research leads me to believe that major/heavy industry was a plan or on the table in 2012-2015.

Wikipedia states; ...reliance on heavy industry is typically a matter of government economic policy...

If we support industrial growth in Jefferson County what do we need?

- Natural gas
- Sewer
- Water
- High speed internet
- A talented work force

If the Feds and the State are willing to pay the way for infrastructure opposed to rate payer increases what is the hidden cost or risk to the Community?

So here we are in 2020 discussing the authorization to allow more major/heavy industry into our rural landscape. This is not what the citizens of Jefferson County Planned for in the envision 2035 plan.

Sincerely,

Neal Nilsen
Harpers Ferry, 25425

From: Susan Mellott <llamamama@frontiernet.net>
Sent: 6/16/2020 10:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Mellott
Kearneysville, 25430

From: Haley Faulkner <Haley2312@gmail.com>
Sent: 6/16/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

We the people, the citizens of this Appalachian region we call home, **STRONGLY OPPOSE HEAVY INDUSTRY** in our back yards. We insist you **NOT** to rezone the former apple orchard for heavy industry. We **DO NOT WANT** pollution, smoke stacks, increased traffic, and our tax monies used to promote profits for a foreign entity at the expense of our health, scenery, and pockets. Heavy industry causes multiple types of pollution: air, ground, water, light, noise, traffic, etc. Even with regulations and safety standards in place, rules can still be broken and accidents still can happen. **PLEASE** do not take this gamble with our lives and livelihood. Our future is in your hands. Do not fall victim to peer pressure, profits, and greed... and instead look into your heart and do what is right here. Place yourself in our shoes... **WOULD YOU WANT THIS IN YOUR BACK YARD?** If you answered no to that, then you need to say **NO TO RE-ZONING FOR HEAVY INDUSTRY.**

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants.

These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Haley Faulkner and Family
HARPERS FERRY, 25425

From: Mark Johnson <contramaestro@hotmail.com>
Sent: 6/16/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

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"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Rockwool is NOT in the best interest of the people OR the economy of Jefferson County. It is a bad deal. Vote NO.

Sincerely,

Mark Johnson
Harpers Ferry, 25425

From: Scott Tatina <tatina@comcast.net>
Sent: 6/16/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Scott Tatina
Harpers Ferry, 25425

From: Jared Drewniak <drewniak.j@gmail.com>
Sent: 6/16/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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My wife and I chose this location for its friendly community, charming shops, and economic growth potential. I understand the impetus to bring new industry to the area...job creation is a keystone of a healthy community. However, heavy industry is the wrong direction. It's economically short sighted, environmentally hazardous, and spoils the natural beauty of the area. These are unique and valuable resources, and endangering them for quick factory jobs would be a misstep. We would be better served further investing in education (particularly distance education), Information Technology, and creative sectors. This is already a "bedroom community" for many of us in the tech sectors who were priced out of NoVA and DC. That's a huge potential pool of intellectual capital that could be leveraged for an economic renaissance without the noise, pollution, traffic, and environmental damage associated with heavy industry such as Rockwool.

It is my hope that the leadership of Jefferson County has the future and the best interest of its constituents in mind.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City.

Sincerely,

Jared Drewniak

From: Rachel Shirley <rlshirley@yahoo.com>
Sent: 6/16/2020 10:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Rachel Shirley
Harpers Ferry, 25425

From: Kimberly Fognano <mrsfognano@gmail.com>
Sent: 6/16/2020 10:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kimberly Fognano
Purcellville, 20132

From: Pat Pelletier <Patpell.25@gmail.com>
Sent: 6/16/2020 10:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Pat Pelletier
Harpers Ferry, 25425

From: Miles Harrison <tontofirst652@gmail.com>
Sent: 6/16/2020 10:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Miles Harrison
Purcellville, 20132

From: KENNETH FOGNANO <kmfognano1@gmail.com>
Sent: 6/16/2020 10:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

KENNETH FOGNANO
HILLSBORO, 20132-1844

From: Elaine Neidig <neidigniche@frontiernet.net>
Sent: 6/16/2020 10:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

I vote no on this ordinance, #2017-302.

Sincerely,

Elaine Neidig
Charles Town , 35415

From: Tina Pegues <tinapgs@gmail.com>
Sent: 6/16/2020 10:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Tina Pegues
Charles Town, 25414

From: Christine Cummins <cmaurak@gmail.com>
Sent: 6/16/2020 10:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Christine Cummins
Ranson, 25438

From: Stephanie Singleton <Red8288@gmail.com>
Sent: 6/16/2020 10:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Stephanie Singleton
Ranson, 25438

From: Laurie Robinson <Larobins55@gmail.com>
Sent: 6/16/2020 10:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Laurie Robinson
Shepherdstown, 25443

From: David Rosen <Rosend@gmail.com>
Sent: 6/16/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

David Rosen
Shepherdstown, 25443

From: Joshua DeLung <joshuadelung@gmail.com>
Sent: 6/16/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Josh
Sterling, 20165

From: Jesus Soriano Molla <jesusvsoriano@gmail.com>
Sent: 6/16/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jesus Soriano Molla
Shepherdstown, 25443

From: Stephanie Hayhurst <stephay@ymail.com>
Sent: 6/16/2020 10:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Stephanie Hayhurst
Martinsburg, 25404

From: Paul Hester <mtbs4@yahoo.com>
Sent: 6/16/2020 10:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Paul Hester
Charles Town, 25414

From: Charles Page <cpagecp@gmail.com>
Sent: 6/16/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Charles Page
New Market, 21774

From: Mark Ramey <markarameykx@yahoo.com>
Sent: 6/16/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mark Ramey
Purcellville , 20132

From: MATHEW ZENKOWICH <mattzenkowich@gmail.com>
Sent: 6/16/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

MATHEW ZENKOWICH

From: Kristine Mumaw <Kmm740628@gmail.com>
Sent: 6/16/2020 10:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Kristine Mumaw
Charles Town , 25414

From: Rachel Wilkinson <rbwillinson@hotmail.co.uk>
Sent: 6/16/2020 10:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Rachel Wilkinson
Shepherdstown , 25443

From: PJ Breslin <pjb@rof.net>
Sent: 6/16/2020 10:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a frequent visitor to Jefferson County, I would ask that you please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately

decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

The character of the county is at stake. There is no turning back after this is done.

Sincerely,

PJ Breslin
Rifle, CO, 81650

From: mark harris <qbchc@yahoo.com>
Sent: 6/16/2020 10:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

mark harris
HARPERS FERRY, 25425-5280

From: David Barrett <barrett20099@comcast.net>
Sent: 6/16/2020 10:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Barrett
Harpers Ferry, 25425

From: John Doyle <rjohndoyle@comcast.net>
Sent: 6/16/2020 10:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

John Doyle
Shepherdstown, WV, 25443

From: Pamela Briggs <psbriggs@cox.net>
Sent: 6/16/2020 10:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Pamela Briggs
Hamilton, 20158

From: Chelsea Hixson <januarysgypsy@gmail.com>
Sent: 6/16/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Chelsea Hixson
Harpers Ferry, 25425

From: Sarah Itobi-Parker <sdni4@yahoo.com>
Sent: 6/16/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sarah Itobi-Parker
CHARLES TOWN, 25414

From: Colleen Winters <cwinterstu@gmail.com>
Sent: 6/16/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Colleen Winters
Sykesville, 21784

From: Amy Rager <ajrdklr2@comcast.net>
Sent: 6/16/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amy Rager

From: Marie Galperin <kipgal@comcast.net>
Sent: 6/16/2020 11:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Marie Galperin
Charles Town, 25415

From: Martin Goon <martingoon@gmail.com>
Sent: 6/16/2020 11:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please think about our home. Heavy industry is not what we want or need. Nobody wants to live, raise children, put down roots, contribute to growing an area dotted with factories and smoke stacks. Jefferson Co is beautiful and worth saving. We already have the industry of Berkeley county nearby so let's keep our area clean.

Sincerely,

Martin Goon
Kearneysville, 25430

From: Sharon M. Canfield-Major <sharietamajor@frontier.com>
Sent: 6/16/2020 11:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sharon M. Canfield-Major
Harpers Ferry, 25425

From: David Barrett <barrett20099@comcast.net>
Sent: 6/16/2020 11:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

David Barrett
Harpers Ferry, 25425

From: David Morreale <davidmorreale@comcast.net>
Sent: 6/16/2020 11:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Morreale
Shepherdstown, 25443

I absolutely oppose heavy industry in our county.

I will also add that I am very pro-business and believe that many businesses will come here and provide jobs and a tax base that will help Ranson and Jefferson County grow!

Please say no to Rockwool and Heavy industry! Let's join the 21st century! We could be a new Loudoun County and grow and become more beautiful without heavy industry!

From: Randall miller <Rcmiller34@gmail.com>
Sent: 6/16/2020 11:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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Sincerely,

Randall miller
Shepherdstown, 25443

From: David Hennessey <henisee@gmail.com>
Sent: 6/16/2020 11:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Hennessey
Purcellville, 20132

From: David Barrett <barrett20099@comcast.net>
Sent: 6/16/2020 11:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Barrett
Harpers Ferry, 25425

From: Margarita Edmondson <cateringbymargarita@gmail.com>
Sent: 6/16/2020 11:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Margarita Edmondson
Charles Town , 25414

From: Erin Valasek <info@mountaineerpopcorn.com>
Sent: 6/16/2020 11:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Personal comment after our signature below. Please read. Thank you very much for your time.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated

subdivision and an elementary school already exit directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Erin and Mike Valasek
Shepherdstown , 25443

P.S. We own a small business in Jefferson County and fear that Rockwool is going to cause so many negative changes in the county, pushing small business owners like ourselves to close. We also have three daughters that are competitive gymnasts and are on the Flip N Cheer team, which practices right down the road from Rockwool. Athletes breathing in that air 15-20 hours a week....not good at all. This has been so disheartening. Please vote no to save our children, our families, our air, our small businesses, our community. Thank you for taking the time to read this.

From: Jessica Nichols <nichols530@hotmail.com>
Sent: 6/16/2020 11:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Nichols
Leesburg, 20176

From: David Conaway <Dconaway3@bellsouth.net>
Sent: 6/16/2020 11:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

David Conaway
Shepherdstown , 25442

From: Jane Ladner <ladnerjane@gmail.com>
Sent: 6/16/2020 11:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote NO on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.
Sincerely,

Jane Ladner
Ijamsville, 21754

From: Alex Dunn <alex.dunn@yahoo.com>
Sent: 6/16/2020 11:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alex Dunn
Harpers Ferry, 25425

From: Charles Connolly <aspenhall1750@comcast.net>
Sent: 6/16/2020 11:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Charles Connolly
SHEPHERDSTOWN, 25443

From: Cathy Reifer <Cathy.reifer@gmail.com>
Sent: 6/16/2020 11:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would other wise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Cathy Reifer
Charles town , 25414

From: Alicia-Kate Halverson <Akhalverson@gmail.com>
Sent: 6/16/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

What good is our "Forever Farm" land if it is too polluted to farm? Save the agrarian traditions of Jefferson Co!

Sincerely,

Alicia-Kate Halverson

From: Serrina Davis <serrina.davis@comcast.net>
Sent: 6/16/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Serrina Davis
Finksburg, 21048

From: Susan Boyd <susan.fashionpolice@gmail.com>
Sent: 6/16/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I strongly urge you to vote no on #2017-302. The air emissions, likely ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation - the defining characteristic and economic lifeblood of the region.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated

that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

I also wish to add that I grew up visiting relatives in many parts of WV where high-pollution industries were frequently welcomed in with tax breaks under the premise of jobs. Not once in my experience did these ventures fail to bring more harm than good. Please learn from those who have gone before you.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Boyd

From: Steven Hula <smacduff99@msn.com>
Sent: 6/16/2020 11:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Steven Hula
Charles Town, 25414-5650

From: Zehra Karagoz <zkaragoz56@gmail.com>
Sent: 6/16/2020 11:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Zehra Karagoz
Charles Town, 25414

From: Daniel Baltzell <Danbaltzell@gmail.com>
Sent: 6/16/2020 11:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Dan Baltzell
Harper's Ferry, 25425

From: Millie Youler <Dyouler@aol.com>
Sent: 6/16/2020 11:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Millie Youler
Shenandoah jct, 25442

From: Melinda Gibbs <wasmissgorge@hotmail.com>
Sent: 6/16/2020 11:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Melinda Gibbs
Harpers Ferry, 25425

From: Linda Hill <lbyrdhill@yahoo.com>
Sent: 6/16/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Linda Hill
HARPERS FERRY, 25425

From: Michael DeMary <michael_demary@yahoo.com>
Sent: 6/16/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Michael DeMary
Harpers Ferry, 25425

From: Kellie Tatem <seethergrl@gmail.com>
Sent: 6/16/2020 11:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

No heavy industry in this county!!!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

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Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run

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The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Kellie Tatem
Harpers Ferry, 25425

From: Matthew Altenburger <matthew.altenburger@gmail.com>
Sent: 6/16/2020 11:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matthew Altenburger
Purcellville, 20132

From: Jesse Capps <ruddog46@hotmail.com>
Sent: 6/16/2020 11:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jesse Capps

From: Alicia-Kate Halverson <Akhalverson@gmail.com>
Sent: 6/16/2020 11:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please protect Jefferson and Berkeley County Forever farmland by voting "no" on heavy industry in Jefferson County!

Sincerely,

Alicia-Kate Halverson

From: Louise Purdy <Louisepurdy44@gmail.com>
Sent: 6/16/2020 11:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Louise Purdy

From: Anna Turner <ax1la@yahoo.com>
Sent: 6/16/2020 11:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Anna Turner
Charles Town , 25414

From: Lana MontgoMery <lanamontgo@gmail.com>
Sent: 6/16/2020 11:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lana MontgoMery
, 21048

From: Sonia Demiray <sonia@demirayink.com>
Sent: 6/16/2020 11:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sonia Demiray
Knoxville, 21758

From: Mare Cromwell <marecrom@gmail.com>
Sent: 6/16/2020 11:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

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Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

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For the reasons stated above, I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Mare Cromwell
Buckeystown, 21717-0884

From: Cynthia Huesman <cahuesman.ch@gmail.com>
Sent: 6/16/2020 11:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Cynthia Huesman

From: Colin Voigt <colin@mimbly.com>
Sent: 6/16/2020 11:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Colin Voigt
Shepherdstown,

From: Joanne Horn <hornj19@gmail.com>
Sent: 6/16/2020 11:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Joanne Horn
Frederick, 21703

From: Luke Reichel <luke.reichel@gmail.com>
Sent: 6/16/2020 11:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Luke Reichel
Purcellville, 20132

From: andrew barton <andrewfoardbarton@hotmail.com>
Sent: 6/16/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Rockwool does not belong here, please read this and consider. Keep foreign polluting industry away from us!

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

andrew barton
Shepherdstown, 25443

From: Mary Gies <Embeegies@gmail.com>
Sent: 6/16/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Furthermore, the area designated is protected by the National Park Service for its approximation to historical lands and tributaries. In addition, Maryland acts prohibit the contributions of contaminants to streams and tributaries linked to the Potomac River, that flow to the Chesapeake and Atlantic Ocean. Wildlife and human life will be forever altered and for some extinct and for all a shortened lifespan.

The Denmark industry and others you no doubt have planned for the are will not being significant jobs to the area, not will their profits be home based. The economic development you may wish us to believe to come from this outrageous plan is non existent. No one, but the manufacturers will benefit. The only reason they are coming here is to strip the land for resources and take advantage of very lax environmental protections in WV.

Any jobs during the build will cease upon completion.

Do NOT vote for the rezoning. To do so KILLS your family and mine, KILLS agriculture, KILLS an entire ecosystem pristine in natural habitat and history.

Sincerely,

Mary Gies
Charles Town, 25414

From: Emunah Herzog <emunahherzog@gmail.com>
Sent: 6/16/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Emunah Herzog
Charles Town, 25414

From: Elizabeth Jones <Themisselizabethjones@gmail.com>
Sent: 6/16/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

PS. Please vote no. I live with my seventy year old mother in Shepherdstown. Our home is our investment for the future. Please don't let our property value plummet. We also live with my brother, who has allergy issues. Please don't make the air worse for him. I myself am living with brain tumors I got from drinking industry polluted water in my hometown of Parkersburg. Please don't poison my new home.

Thank you for your time.

Sincerely,

Elizabeth
Shepherdstown , 25443

From: Ann Payne <paynestake@gmail.com>
Sent: 6/16/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a native West Virginian who finally had to leave for health reasons. I had developed serious lung issues from decades of breathing polluted air, first from the chemical industry in Kanawha County and later in Morgantown, where fracking surrounded us. What a nightmare that now I live with my family in MD and my health will again be compromised by WV chemicals. The air you contaminate will not observe state lines. Please be accountable for the dangers you are posing for thousands of individuals by permitting dangerous pollutants to contaminate the region. Please do your job by accepting your responsibility for protecting us. Thank you.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland. Our air quality in Maryland is already poor, due very much to West Virginia's irresponsible actions permitting pollutants to continue.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause

ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.
Sincerely,

Ann Payne
Middletown, 21769

From: Shannon Hornich <S_gaddis@hotmail.com>
Sent: 6/16/2020 11:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Shannon Hornich
Shenandoah Junction , 25442

From: Latisha Carr <Lacarr07@aol.com>
Sent: 6/16/2020 11:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I have major concerns about the safety and well-being of generations to come due to this industry coming to the area. I lived in Huntington, WV also known as "chemical valley" for years and the health concerns for people in the area as well as the distinguished difference in air quality have led me to have concerns about Rockwool and anything like it coming to Jefferson County.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects

have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Latisha Carr, MA
Crisis Specialist

From: Mary Cramer <Bookiecramer@hotmail.com>
Sent: 6/16/2020 11:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Mary Cramer
Jefferson, 21755

From: Jacqueline Ras <Jacquie_mack@live.com>
Sent: 6/16/2020 11:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jacqueline Ras
Shenandoah Junction, 25442

From: Richard Urban <richardurbanfamily@comcast.net>
Sent: 6/16/2020 11:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The original vision of the Jefferson Orchards property as mixed retail/residential was radically hijacked by bringing in heavy industry. This is a betrayal of the public welfare of our beautiful area. The process by which it was changed was not transparent at all. Most were not aware of these changes until they were already completed. Furthermore, this property is not even adjacent to the city of Ranson, making the whole process even more suspect. Who and what was behind this push to bring this heavy industry to our area?

In light of all this, it makes sense that this property not be zoned for heavy industry. Zoning it for heavy industry is not in the best interests of our beautiful and historic area.

Sincerely,

Richard Urban
Harpers Ferry/Shannondale

From: Mark Cummings <ercforever@gmail.com>
Sent: 6/16/2020 11:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mark Cummings
alexandria, 22303

From: Carey Murphy <careymurphy@aol.com>
Sent: 6/16/2020 11:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Now is the time to protect our environment for people as well as animals! Do we really want to add polluted water and air to our list of the world's woes at the moment?

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.
Sincerely,

Carey Murphy
Frederick, 21704

From: Elizabeth Willis <mcbeth@mac.com>
Sent: 6/16/2020 11:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I live across the Potomac from y'all. Your air becomes my air, and your water my water. Your decisions here affect my health and the health of my community.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Elizabeth Willis
Frederick, 21704

From: Kelly Pannill-Perkins <Kpannill@gmail.com>
Sent: 6/16/2020 11:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Kelly Pannill-Perkins
Charles Town, 25414

From: Gerard Huesman <gehuesman@yahoo.com>
Sent: 6/16/2020 11:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Gerard Huesman

From: elizabeth janes <elizabeth.janes@usdoj.gov>
Sent: 6/16/2020 11:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

elizabeth janes
washington, 20004

From: Ashley Viands <hiddendays717@aol.com>
Sent: 6/16/2020 11:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ashley Viands
Charles Town, 25414

From: Jack Eggleston <jackegg4@yahoo.com>
Sent: 6/16/2020 11:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jack Eggleston
Harrisonburg, 22801

From: Karen Stefano <karenstefano@icloud.com>
Sent: 6/16/2020 11:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Stefano
charles town, 25414

From: Susan Spurlock <susanspurlock3@gmail.com>
Sent: 6/16/2020 11:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

To vote ‘yes’ for this would utterly and completely disastrous for Jefferson County and beyond!!

Sincerely,

Susan Spurlick
Ranson, 25438

From: John Stefano <Johnstefano@mac.com>
Sent: 6/16/2020 11:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

John Stefano
Charles Town, 25414

From: Julie Allen <allenjulie77@gmail.com>
Sent: 6/16/2020 11:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Julie Allen
Charles Town , 25414

From: Brandon Darr <cotboxmind@gmail.com>
Sent: 6/16/2020 11:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brandon Darr
Martinsburg, 25405

From: Gregory Stefano <gregoryian@gmail.com>
Sent: 6/16/2020 11:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Gregory Stefano
Charles Town, 25414

From: Elizabeth Cauvel <ecauvel@yahoo.com>
Sent: 6/16/2020 11:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a long-time resident of Jefferson County and my family has been living in the eastern panhandle since the 1730's. While I have left the region for education and job transfers over the years, I always find myself drawn back to this area where my soul is at peace. I have raised my children here. This community supported me and my then 4 and 12 year old children in the dark days after my husband died of an environmentally derived cancer. I hope to live out my life here surrounded by friends and family and, when the time comes, lay my bones to rest beside generations of my family in the good earth of the eastern panhandle. But that will not be possible if our air, water and livelihoods become yet another sacrifice zone for industrial pollution. I fully support smart economic growth and that path forward has been laid out for us through careful research and planning. Please do not throw all of that away. Please do not destroy our lives. I respectfully request and implore you to choose the better path and vote no on ordinance #2017-302.

The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's

tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Elizabeth Cauvel
Shepherdstown , 25443

From: Laura Thorpe <lmthorpe1@netzero.com>
Sent: 6/16/2020 11:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Laura Thorpe
Eldersburg, 21784

From: Carolyn Williams <kcwms78@hotmail.com>
Sent: 6/16/2020 11:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carolyn Williams
Harpers Ferry, 25425

From: Tamara Reynolds <Treynolds00@yahoo.com>
Sent: 6/16/2020 11:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tamara Reynolds
Round Hill, 20141

From: Keith Pollard <Kpolla01@gmail.com>
Sent: 6/16/2020 11:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Keith Pollard
Charles Town , 25414

From: Ralph Doty <Rtdlwd@gmail.com>
Sent: 6/16/2020 11:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Ralph Doty
Kearneysville, 25430

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Sent: 6/16/2020 11:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

william janes
Mclean, 22102

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Sent: 6/16/2020 11:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Mary Jane Burke
Leesburg, 20176

From: Ursula Nottnagel <ushinott@aol.com>
Sent: 6/16/2020 11:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dear Ms. Pfaltzgraff:

Please, please, allow us to breathe clean air AND therefore vote against Industrial Zoning!

Thank you!

Ursula Nottnagel

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Ursula Nottnagel
Shepherdstown , 25443

From: Kelly Mitchell <Kemitch11@gmail.com>
Sent: 6/16/2020 11:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please help keep Jefferson County free of heavy industry!

Sincerely,
Kelly Mitchell

From: Diana Sutenfield <sutenfield@aol.com>
Sent: 6/16/2020 11:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sent: 6/16/2020 11:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

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The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Candice Salter
HARPERS FERRY, 25425

From: April Allmond <allmond@mac.com>
Sent: 6/16/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302. As a Jefferson County resident and long time home owner, I STRONGLY OPPOSE ordinance #2017-302.

Sincerely,

April Allmond
Harpers Ferry, 25425

From: Regina Hendrix <regina.hendrix@comcast.net>
Sent: 6/16/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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It has been a huge disappointment to me that the City of Ranson chose to invalidate the Mixed Use Concept Plan which would have provided a train station, housing and light industry. This was one of the attractions for an elderly person like me. I had hoped to occupy housing in this proposed village.

My sole reason for leaving the Kanawha Valley, the place where I was born, was the 2008 chemical explosion at the Bayer plant. The explosion took place while the methyl isocyanate mixer was being restarted. The process being contemplated by Rockwool is eerily similar to what happened in Charleston. I am distressed to think that the same thing will eventually happen with Rockwool.

- Rockwool is a threat to our health. It is disgraceful that this level of carcinogens would be placed next to Title 1 schools. How is it that we cannot locate a school next to a polluting plant but we locate a polluting plant next to schools and daycare centers. There is no safe level of exposure to carcinogens.
- Rockwool is a threat to our successful economy. Jefferson County has the lowest unemployment numbers in WV. We don't need these jobs which will damage our tourism, agricultural and equine industries.
- When the Rockwool's air permit was revealed, I was shocked and concerned about the poisoning of our air. After I educated myself about our karst terrain in this area, I became even more concerned about the pollution of our drinking water. We cannot survive without clean water. Having seen the poisoning of water in the coalfields and the sickness it brought to citizens, I'm not willing to take a chance on this threat to our water supply. Citizens in Southern WV were SLOWLY poisoned; however, because of the unique vulnerability of our karst terrain, citizens in the Eastern Panhandle can be QUICKLY poisoned.

- Rockwool was brought to our area (under the guise of Project Shuttle) and Eastern Panhandle citizens are very resentful. There can be no peace in our Shenandoah Valley and Rockwool will never be welcome here.

Please vote NO on this attempted rezoning action.

Regina Hendrix, 65 Bradford Court, Charles Town, WV (304) 725-0223", "", ""
 "", "10", "", "April ", "Allmond", "allmond@mac.com", "", "Harpers Ferry", "", "25425", "", "", "2020-06-16 11:46:54", "", "1", "Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Regina Hendrix
Charles Town, WV, 25414

From: Kelly Grove <kellymgrove@gmail.com>
Sent: 6/16/2020 11:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

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Sincerely,

Kelly Grove
Harpers Ferry, 25425

From: Mary L. <mar3356@citynet.net>
Sent: 6/16/2020 11:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Mary L.
Charleston, 25323

From: Susan Ford <Susan.rae.ford@gmail.com>
Sent: 6/16/2020 11:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Susan Ford
Shepherdstown, 25443

From: Jeremy Grove <Jeremygrove88@gmail.com>
Sent: 6/16/2020 11:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Jeremy Grove
Harpers Ferry, 25425

From: Melanie Jesteadt <jesteadt@gmail.com>
Sent: 6/16/2020 11:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmentally-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Melanie Jesteadt
Shepherdstown, 25443

From: Casey DeMarco <caseyjdemarco@gmail.com>
Sent: 6/16/2020 11:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302.

I'm a concerned citizen who's family has owned property on route 480 (between Shepherdstown and Kearneysville) since the mid 60's. I understand the desire to bring business and Multinational investment to this area, but the risks associated with this particular business seem too high.

One of the biggest issues facing West Virginia today is the flight of young qualified minds to other parts of this country. This represents a negative return on investment for all West Virginians. To spend the money to educate them all the way until college, only to see them excel and leave the state? The reason so many leave is because the quality of life here obliterates the nostalgic pangs we might have for where we came of age. The dream of living where your family raised you some day becomes an increasingly irresponsible decision. What protections, monitoring technologies, guarantees under legal protection can this area offer someone who's home relies on clean groundwater for their well?

A lack of a guarantee on clean groundwater is more than enough to avoid this place, but there are plenty of other reasons too. It's bad enough that you pay for a 2020 internet connection and can't get better than a 2005 one. Bad too, that if you're livelihood is made out of state that the road's your only option to get there, as MARC funding continues to be underwhelming and not nearly enough trains coming and going. But surely you cannot think a large plant that conjures images of Martinsburg's cement plant is a good solution to whatever problems you think this solves. Every time I have to drive into Martinsburg along route 9 that eyesore is always staring back at me and I just shake my head.

Jefferson County has a natural beauty and rural landscape with quaint towns. It's proximity to DC and Baltimore mean that lots of people my age could have an opportunity to have the best

of both worlds: reside in a beautiful country landscape without the loss of earning potential that often goes with it. I lived in New York City for 7 years after college. Everyone there thought rent was way too high, but couldn't leave cause their job was there. Up on the Hudson, as far as two hours north, little towns are full of people who rely on the working mecca that is NYC. These towns are quaint communities, beautiful, people there pay higher rates in property prices because they get to live how they want while working they job they want. Sound like a place we know? As DC continues to renovate and gentrify, where's the next best alternative for people to settle? Loudon's as expensive as DC. People will come here. The higher revenues from these higher earners will mean infrastructure improvements, more trains, more train lines (more jobs and less wear and tear on roads used by people who don't work out of state). Its a future where people here can enjoy a steady rise in property value and leave a legacy to their children that is actually desirable, that their kids will be proud of.

You're throwing that away if you green-light this project. In stunning move after stunning move, I've watched from afar, and now up close, as this area continues to take fast money rather than smart money. You welcome the federal jobs and investment that come with eye sores like the facilities on 340. Those facilities mean more jobs, so developers buy up land as fast as they can for commercial and residential use. They built a massive strip mall behind Briar Run near Jefferson High School. Homes are for sale along the through traffic line that cars take to get to Home Depot or Glory Days at an alarming rate. More and more cookie cutter neighborhoods are sprouting up in those surrounding areas. Heavy traffic through down town Shepherdstown and along old 480 (now called Kearneysville Pike) seems to get louder and more frequent by the day. The "for sale" signs at the heart of these little towns that dot our county mean we're steering toward a Martinsburg dichotomy: a place where a downtown exists but no one in their right mind spends any time there.

So what does it get you if you continue on this path? Rather than moving out this way, folks will go further south in Virginia or deeper into Maryland to try and find some cheap imitation of what we have here, and frankly, I'll be one of them.

I wrestle constantly about what to do someday when our family home is mine to care for. It breaks my heart, but there is no way in the world I could consider raising my children in a place like what I'm describing, and if you allow this to go forward, that is what this place will be assured to become. The home that was built on my family's land was designed by grandfather. He and my grandmother would sit in their kitchen in Martinsburg drawing and correcting the blueprints as they saved to build a home on the property they had purchased. I spent all of my summers growing up at the place. It was my favorite place in the world. Then one day, as my grandfather's age meant he wanted to downsize, my parents decided to buy the place, and it became my home. I went to Jefferson High School, plenty of other graduates can tell you all about the memories this home has for them. Life times have come and gone on that land. Lives that I will always love and remember, that I want my kids to know and their kids.

We live in a country where we bulldoze anything and everything for progress, for money. We all need money, and being an adult means making tough choices. I know this whole situation is

probably making you crazy. You probably thought you were doing right by the county, or, hell maybe there's some money in it for you or people you love and you were just trying to get yours. No judgement. Life's complicated. Whatever your reasons, whatever you think of this situation and the people writing you or tweeting, facebooking, protesting, etc. I'm a person who's heart and soul is in this county, is on that land. I'm asking you, please, at least allow for the possibility that this is a mistake. That even though there's a ton of pressure and you all likely made up your minds about this years ago, maybe, just before it's too late, there's an opportunity to change your mind.

My family's past, present, and future are riding on it.

Thank you for your time and attention,

Casey DeMarco
SHEPHERDSTOWN, 25443

From: Chadwick Cooper <CLCOOPER3006@GMAIL.COM>
Sent: 6/16/2020 11:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Chadwick Cooper
Shenandoah Junction, 25442

From: Leslie Prillaman <lrene.randall@gmail.com>
Sent: 6/16/2020 11:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Leslie Prillaman
Shenandoah Junction, 25442

From: Terri Ramos <Ramostm56@gmail.com>
Sent: 6/16/2020 11:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Terri Ramos
Kearneysville , 25430

From: Kit McGinnis <kitmcginnis@gmail.com>
Sent: 6/16/2020 11:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kit McGinnis
Charles Town, 25414

From: Jami Hadden <Jami.hadden@gmail.com>
Sent: 6/16/2020 11:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jami Hadden
Harpers Ferry , 25425

From: Mary Brooke <maryebrooke@gmail.com>
Sent: 6/16/2020 11:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Mary Brooke
Harpers Ferry , 25425

From: Joann Harstad <joann2703@aol.com>
Sent: 6/16/2020 11:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

One more thing... This industrial area is VERY close to 2 elementary schools. What about the health of our children?

One is directly across the road from site. Let us start caring about our children too. Please do the right thing!

Vote NO!!
Sincerely,

Joann Harstad

From: Elaine Solomon <emjsolomon@aol.com>
Sent: 6/16/2020 11:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Elaine Solomon

From: Charles Pape <thepfam5@gmail.com>
Sent: 6/16/2020 12:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Please consider: Which way the wind blows is to an industrial plant as planting an oak tree on the property line is to a neighbor! Do they really deserve to clean up acorns for the rest of their life even though they benefit from the shade? I've lived downwind in Northern Virginia for twenty years and one thing I've noticed is West Virginia is no longer a state with nothing but hills or just that coal mine repository with relatively low population . The development in Northern Virginia is coming straight up route 9 to Charlestown and Kearnesyville and Harper's Ferry and West Virginia is benefiting. There's also Winchester not far away. Thinking of West Virginia as a rural, coal, vast land that can take another industrial player is ill advised. I understand that the need for energy and industrial production is necessary but we can't contaminate people in the process. I don't know what the answer is, and there is an answer, but blasting Northern Virginia with hazardous air emissions isn't one of them. I genuinely believe you leaders are smart enough to combine current day technology and your many years of experience to do the right thing. Please don't prove me wrong! I'm sick of explaining incompetence to my children with every news broadcast. We're all watching and waiting for you to succeed. Thanks.

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the

ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Charles Pape
Purcellville, 20132

From: Kara Myren <kara618@gmail.com>
Sent: 6/16/2020 12:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Kara Myren

From: Ottilia Smith <okwittman@aol.com>
Sent: 6/16/2020 12:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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IT WILL ALSO ADVERSELY EFFECT MY HEALTH AND THAT OF MY FAMILY, FRIENDS AND FELLOW RESIDENTS IN THIS AREA INDEFINITELY.

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Ottilia Smith
Shepherdstown, 25443

From: Stephanie Webb <webbslj@gmail.com>
Sent: 6/16/2020 12:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

I live in Duffields, within 2 miles of the proposed Rockwool plant. I am concerned about a number of effects it will have on the immediate vicinity. I am foremost concerned about the effects on ground water. My water is provided by a well on my property. The karst geology of this region increases the chance for polluting the water aquifer, and it seems that the location of the Rockwool plant is in an area most susceptible to sinkhole formation and possible environmental catastrophe. What will I do if my well water is contaminated? There is no municipal water line that I can tap into. I am equally concerned about the increase in heavy trucks in the area. I live at the corner of Flowing Springs Road and Luther Jones Road. Luther Jones experiences higher than normal traffic of dump trucks and semi-trucks DAILY. I don't know what the road is rated, but there are no painted road lines so I question whether it is in fact designed to handle such heavy vehicles. It seems that they are using Luther Jones Road as a shortcut to bypass congestion in Charles Town. I fear that it will only increase if Rockwool begins operation. I am concerned about significant noise AND light pollution from a plant that runs 24/7. And lastly, I am concerned (outraged, really) that Ranson is controlling what is going on in my neighborhood and not Kearyneysville or Shenandoah Junction. The annexation should never have been allowed to happen. It is not different than gerrymandering congressional districts. Ranson is allowed to dictate what is happening but WILL NOT suffer the immediate consequences.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer

vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be “extremely vulnerable to pollution” due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that

direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP's own karst guidance: "attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination." Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it "inadequate to safeguard the public and the environment." We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that "Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age." Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA's Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not

replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephanie Webb
Shenandoah Junction, 25442

From: Randy Lukens <Gocubs@gmx.com>
Sent: 6/16/2020 12:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Randy Lukens
Harpers Ferry , 25425

From: judith jenner <jjfido@aol.com>
Sent: 6/16/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
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Dear Ranson Officials: please vote No on 2017-302 As a 45-year resident of Jefferson County, I am deeply concerned that our beautiful county, bordered by scenic rivers and mountains, will be polluted by heavy industry. Please don't leave this legacy of contaminated air and water to future generations and custodians of this land.

Thank you

judith jenner
shepherdstown WV, 25443

From: Donna Deen <Donnadeen1@gmail.com>
Sent: 6/16/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Donna Deen
Shepherdstown, 25443

From: Dale Horensky <lvalleybird@gmail.com>
Sent: 6/16/2020 12:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Dale Horensky
Harpers Ferry, 25425

From: William Fogelsanger <livelife1948@yahoo.com>
Sent: 6/16/2020 12:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized through out life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and over all earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and over all earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Fogelsanger

From: Leslie Moore <leslieg1012@comcast.net>
Sent: 6/16/2020 12:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Leslie Moore
Frederick, 21703

From: Cecelia Heller <cindyheller01@yahoo.com>
Sent: 6/16/2020 12:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Cecelia Heller
Harpers ferry, 25425

From: Jana Vitols <janavitols@hotmail.com>
Sent: 6/16/2020 12:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

Having grown up in the Shenandoah Valley of Virginia, visiting Harper's Ferry & Shepherdstown has long been a tradition. These are places where the bucolic scenery meets an incredible history and a rich cultural heritage. The vitality of this area for eco-tourism and other kinds of tourism would adversely impacted by the presence of the industry of Rockwool. I also have many friends in this area and believe they deserve to live unfettered by the pollution this plant would cause to them and their children.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Jana Vitols
Seattle, 98108

From: Carrie Messenger <carriemess@hotmail.com>
Sent: 6/16/2020 12:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown, where I live.

The communities of Jefferson County are all intertwined. I urge you to think about the future of Jefferson County as a whole as you make this important decision.

Sincerely,

Carrie Messenger
Shepherdstown, 25443

From: Jennifer Williams <jenniferwilliams62@gmail.com>
Sent: 6/16/2020 12:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jennifer Williams
Frederick, 21701

From: Thomas Burroughs <Thomas.burroughs7@gmail.com>
Sent: 6/16/2020 12:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Thomas Burroughs
Shepherdstown , 25443

From: william janes <wljanes1970@yahoo.com>
Sent: 6/16/2020 12:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County. Please do not destroy one of the last beautiful places left on the area.

Sincerely,

william janes
Mclean, 22102

From: James McCright <ritegolf@comcast.net>
Sent: 6/16/2020 12:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

The current pandemic makes even more clear how any pollutants can make the already vulnerable more at risk. As a senior resident of Jefferson county I feel this is a life or death issue.

Sincerely,

James (Jim) McCright
Shepherdstown, 25443

From: Anthony Lowe <Anthonyjosephlowe@gmail.com>
Sent: 6/16/2020 12:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anthony Lowe
Kearneysville , 25430

From: Sherrvonne Jones <sherrvonne_jones@yahoo.com>
Sent: 6/16/2020 12:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Sherrvonne Jones
Ranson , 25438

From: Randall Tremba <randytremba@me.com>
Sent: 6/16/2020 12:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

From Randall Tremba, Presbyterian Minister.

I am a Christian pastor. I served the Shepherdstown Presbyterian Church from 1976 to 2017. Forty-one years. My vocation as a pastor was and is to care for the health and well-being of the whole person, including mind, body, and soul. The Rockwool Plant is not only a danger to physical health, it threatens the spiritual well-being of us individually and collectively. It is a blight on the soil and soul of our community. People and councils make mistakes. It's what you do next that reveals true character. Do all you can to repair this injury to the law. Please preserve the soothing pastoral character of our county.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Randall Tremba
Shepherdstown, 25443

From: Ronald Geigel <rgeigel@frontiernet.net>
Sent: 6/16/2020 12:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Heavy Industry is way outside the current complexion of the county and this will end up being the moment when we decide whether we want Jefferson County to be a safe, healthy place to live and work. It is a watershed moment - do the right thing and save us from this disaster.

Ronald S. Geigel
Shepherdstown, 25443

From: Barb Johnson <barbj530@gmail.com>
Sent: 6/16/2020 12:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life, negatively impacting a variety of lifetime parameters, including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces, this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The new industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: The city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Barb Johnson & Minh Le
Harpers Ferry, 25425

From: Barbara Brown <riorio1950@yahoo.com>
Sent: 6/16/2020 12:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Barbara Brown
Harpers Ferry, 25425

From: BRYAN LARKIN <bryanslarkin@gmail.com>
Sent: 6/16/2020 12:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I would greatly appreciate you voting "no" as noted below in order to ensure the health of our community is not endangered. Specifically:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

BRYAN S. LARKIN
Charles Town, 25414

From: Nancy Brady <dovebrady@frontiernet.net>
Sent: 6/16/2020 12:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

1. https://dep.wv.gov/daq/Documents/March%202018%20Drafts%20and%20IPR/037-00108_IPR_R14-0037.pdf;

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3. Couëtill LL, Cardwell JM, Gerber V, Lavoie JP, Léguillette R, Richard EA. Inflammatory airway disease of horses—revised consensus statement. *Journal of veterinary internal medicine*. 2016 Mar;30(2):503-15.;

4. Richard EA, Fortier GD, Pitel PH, Dupuis MC, Valette JP, Art T, Denoix JM, Lekeux PM, Van Erck E. Sub-clinical diseases affecting performance in Standardbred trotters: diagnostic methods and predictive parameters. *The Veterinary Journal*. 2010 Jun 1;184(3):282-9.;
5. Holcombe SJ, Robinson NE, Derksen FJ, Bertold B, Genovese R, Miller R, Rupp HD, Carr EA, Eberhart SW, Boruta D, Kaneene JB. Effect of tracheal mucus and tracheal cytology on racing performance in Thoroughbred racehorses. *Equine veterinary journal*. 2006 Jul 1;38(4):300-4.;
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7. Couëtill LL, Hoffman AM, Hodgson J, Buechner-Maxwell V, Viel L, Wood JL, Lavoie JP. Inflammatory airway disease of horses. *Journal of veterinary internal medicine*. 2007 Mar;21(2):356-61.;
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12. Bowen E, Deskins J. *The Economic Impact of the Thoroughbred and Greyhound Racing Industries on West Virginia's Economy 2*. 2014
13. Masi B. *The 25% shift: The benefits of food localization for Northeast Ohio and how to realize them*. Cleveland-Cuyahoga County Food Policy Coalition; 2010.
14. This is to the people that have never been around coal dust. If you care about your children you don't want them to be exposed to it. It's unhealthy & dangerous for all our precious animals. Please say no to ordinance 2017-302.

Sincerely,

Nancy Brady
Charles Town, 25414

From: Stephen Parker <kkwatkins21@hotmail.com>
Sent: 6/16/2020 12:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephen Parker
Kearneysville, 25430

From: Julie Reiter <jreiter14@gmail.com>
Sent: 6/16/2020 12:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Julie Reiter
Purcellville, 20132

From: Dan Zugay <dzugay2010@gmail.com>
Sent: 6/16/2020 12:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dan Zugay, property owner
Shenandoah Junction, 25442

From: Christal Hanson <christalhanson@gmail.com>
Sent: 6/16/2020 12:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ranson City Officials,

I implore you to seize this opportunity to protect Jefferson County's children and families from the harmful air and water pollutants created by the Rockwool company. Please vote no on ordinance #2017-302. Stopping heavy industry in Jefferson County - particularly industry situated so very close to thousands of vulnerable school children - is the moral and ethical course of action.

In addition to the health risks for children and families, the economic fallout from the finalization and opening of this Rockwool plant will be incredibly detrimental to our entire region. Falling property values, decreased tourism, impacts on agriculture, our local university system etc will assuredly lead to decreased revenue to Jefferson County and to WV as a whole. None of these costs are worth an entity who will be paying no taxes for years and who is offering a few meager jobs in exchange for an enormous amount of collateral damage to our community's health, sky and water.

Now is the time to correct the mistakes of the past. Please, for the sake of Jefferson County and all of its citizens, I implore you to vote no on ordinance #2017-302.

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million

in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with

their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Christal Hanson
Harpers Ferry , 25425

From: Russell Fry <tailofdogmas33@hotmail.com>
Sent: 6/16/2020 12:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

WE DO NOT WANT ROCKWOOL OR ANY OTHER HEAVY INDUSTRY HERE!
WE WANT TO KEEP OUR AIR AND DRINKING WATER CLEAN FOR OUR FAMILIES!
WE DO NOT WANT OUR LOCAL TOURIST INDUSTRIES WHICH PROVIDE JOBS AND TAXES RUINED!

NO TO INDUSTRIAL ZONING IN JEFFERSON COUNTY!!!!!!

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects

have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

R. Fry
Charles Town, WV

From: John Whitaker <JohnLWhitaker@yahoo.com>
Sent: 6/16/2020 12:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John Whitaker
Purcellville, 20132

From: Alena Sweigart <alenasweigart@gmail.com>
Sent: 6/16/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alena Sweigart

From: Stephanie Felton <gluegoyle@comcast.net>
Sent: 6/16/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Stephanie Felton
Brunswick, 21716-1423

From: Douglas Allmond <dougallmond@icloud.com>
Sent: 6/16/2020 12:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

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In addition to the above the impact on the adjoining roads and the twenty four hour a day operation would have a devastating impact on the community. The constant noise and light pollution of a heavy industry operation would forever change the quality of life for our community.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Douglas Allmond
Harpers Ferry, 25425

From: Robin Rolph <rrobinrose@aol.com>
Sent: 6/16/2020 12:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Robin Rolph
Middletown , 21769

From: Mike Briers <MB8210@yahoo.com>
Sent: 6/16/2020 12:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mike Briers
Harpers Ferry , 25425

From: Sarah Vitols <vilnisco@shentel.net>
Sent: 6/16/2020 12:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Sarah Vitols
Strasburg, 22657

From: Dorothy Lanahan <Dorajohan@gmail.com>
Sent: 6/16/2020 12:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Dorothy Lanahan
Shenandoah Junction, 25442

From: jean workman <jeanworkman1220@yahoo.com>
Sent: 6/16/2020 12:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

jean workman
Shepherdstown, 25443

From: margaret stambaugh <mostambaugh@gmail.com>
Sent: 6/16/2020 12:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

margaret stambaugh
Thutrmont, 21788

From: Timothy Lanahan <Timothy.lanahan@icloud.com>
Sent: 6/16/2020 12:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Timothy Lanahan
Shenandoah Junction, 25442

From: Cheryl Palmer <palmer7915@comcast.net>
Sent: 6/16/2020 12:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Cheryl Palmer

From: Anne Griffiths <griffiths3507@verizon.net>
Sent: 6/16/2020 12:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

We had seriously considered a Shepherdstown retirement. We would bring community volunteerism and financial support including taxes with no children in the school system. Shepherdstown is one of the most beautiful locations in this entire region. Heavy industry is a short sighted and grievous mistake for the environment and financial future of Jefferson County and West Virginia.

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Anne Griffiths
STERLING, 20165-5638

From: Alessandra Arciprete <ariciprete@yahoo.com>
Sent: 6/16/2020 12:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alessandra Arciprete
Harpers ferry , 25425

From: Brian Schatz <Bdschatz@gmail.com>
Sent: 6/16/2020 12:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I hope that you vote "no" on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County

Sincerely,

Brian Schatz
Shepherdstown , 25443

From: Lisa Campbell <lisa80444@gmail.com>
Sent: 6/16/2020 12:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lisa Campbell
Harpers Ferry, 25425

From: Margarita Carey <Margarita.lee.carey@gmail.com>
Sent: 6/16/2020 12:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Margarita Carey
Shepherdstown , 25443

From: richard freer <rfreer@discoverygroup.biz>
Sent: 6/16/2020 13:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

richard freer
Shenandoah Jct, 25442

From: Josephine freer <freerjosephine065@gmail.com>
Sent: 6/16/2020 13:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote "NO" on Ordinance #2017-302. The health, well-being and livelihood of your neighbors are at stake!

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is

supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Josephine freer
Shenandoah Jct, 25442

From: Barbara June Appelgren <bjappelgren@comcast.net>
Sent: 6/16/2020 13:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Barbara June Appelgren
Charles Town, 25414

From: Jessica Owens <jessowens@frontiernet.net>
Sent: 6/16/2020 13:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Please keep our agriculture and equine industry safe! Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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Sincerely,

Jessica Owens
Harpers Ferry,

From: Carol Ahlum <cahlum@gmail.com>
Sent: 6/16/2020 13:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Carol Ahlum
Jefferson, 21755

From: Jo McGinnis <jomcginnis0@gmail.com>
Sent: 6/16/2020 13:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Rockwool will send toxic air and water into Jefferson County. Students and teachers in the immediate vicinity will suffer the effects of air pollution and the poisoned water will feed into the ground water, the Potomac River and the Chesapeake Bay.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jo McGinnis
Charles Town, 25414

From: richard freer <rfreer@discoverygroup.biz>
Sent: 6/16/2020 13:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote "NO" on Ordinance #2017-302. The health, well-being and livelihood of your neighbors are at stake!

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of

horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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13. Masi B. *The 25% shift: The benefits of food localization for Northeast Ohio and how to realize them*. Cleveland-Cuyahoga County Food Policy Coalition; 2010

Sincerely,

richard freer
Shenandoah Jct, 25442

From: Josephine freer <freerjosephine065@gmail.com>
Sent: 6/16/2020 13:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Josephine freer
Shenandoah Jct, 25442

From: Rebecca White-Ayraud <Rabutton@me.com>
Sent: 6/16/2020 13:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rebecca White-Ayraud
Shepherdstown, 25443

From: Matthew Prince <chiefp@runbox.com>
Sent: 6/16/2020 13:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matthew Prince
Kearneysville, 25430

From: matthew stemen <mstemen02@gmail.com>
Sent: 6/16/2020 13:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

matthew stemen
Ranson , 25414

From: Steven Lee Crawford <slcrawfo6162@yahoo.com>
Sent: 6/16/2020 13:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Steven Lee Crawford
Harpers Ferry , 25425

From: John Mason <thebigbadjon@hotmail.com>
Sent: 6/16/2020 13:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

John Mason

From: Alan Klemm <akklemm@gmail.com>
Sent: 6/16/2020 13:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Alan Klemm
Charles Town, 25414

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Sent: 6/16/2020 13:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Linda Crawford
Harpers Ferry, 25425

From: virginia janis <qlynchjanis@gmail.com>
Sent: 6/16/2020 13:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

virginia janis
shepherdstown, 25443

From: Monte Mayo <J716mayo@aol.com>
Sent: 6/16/2020 13:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Monte Mayo
Charles town wv, 25414

From: Ingrid Daily <ingriddaily33@gmail.com>
Sent: 6/16/2020 13:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ingrid Daily
Charles Town, 254146302

From: Jim Watts <jimandpam.watts@verizon.net>
Sent: 6/16/2020 13:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jim Watts
Ashburn , 20147

From: Diana Mullis <dianamullis@aol.com>
Sent: 6/16/2020 13:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Diana Mullis
Hedgesville, 25427

From: Kimberly Smith <Smithk1025@gmail.com>
Sent: 6/16/2020 13:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kimberly Smith
Shenandoah Junction , 25442

From: John Shannon <Johno56@gmail.com>
Sent: 6/16/2020 13:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

The fact that City of Ranson has allowed this toxic plant to be located right in the middle of 4 public schools is unacceptable! Not to mention the irreversible damage it will have on our health and surrounding areas shows the City of Ranson cares more about money than it does about its own citizens and neighboring communities. The people of Jefferson County will never want heavy industry in our area.

Sincerely,

John Shannon
Harpers Ferry, 25425

From: Eric Hyman <ejhyman011@gmail.com>
Sent: 6/16/2020 13:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. Jefferson County is known for its natural beauty which attract tourists, adventurers, and outdoor enthusiasts, all of which generate revenue for many businesses and residents. Placing industrial complexes such as Rockwool is detrimental to the unique structure of this area, and will cause harm to our current economic environment, as well as negatively impact the health of our residents. Please help preserve the beauty of Jefferson County and the healthy environment of this region for the citizens who choose to live here specifically for these reasons by voting no on ordinance #2017-302. Please don't set a course that would turn this region into just another industrialized area everyone wants to avoid.

Sincerely,

Eric Hyman
Shepherdstown, 25443

From: Elizabeth Cardiel <ecardiel105@comcast.net>
Sent: 6/16/2020 13:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Elizabeth Cardiel
Shepherdstown , 25443

From: Laura Prezzi <lprezzi38@gmail.com>
Sent: 6/16/2020 13:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Prezzi
Harpers Ferry, 25425

From: Meagan Hubbard <MeaganLHubbard@gmail.com>
Sent: 6/16/2020 13:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Meagan Hubbard
Martinsburg, 25403

From: Anne Brown <annewellsbrow@gmail.com>
Sent: 6/16/2020 13:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anne Brown
Charles Town, 25414

From: Leland Robinson <robinson942@comcast.net>
Sent: 6/16/2020 13:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Leland Robinson
Frederick, 21701

From: Charles Huber <champ24daytona@comcast.net>
Sent: 6/16/2020 13:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states. Downstream and downwind pollution effects must always be a part of zoning decisions and I thank you for considering the environmental and physical health of those of us not actually living in West Virginia.

Sincerely,

Charles Huber
Westminster, 211575961

From: Olivia Williams <ohawse@gmail.com>
Sent: 6/16/2020 13:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

We are new to this area and have young children. Please consider this.

Sincerely,

Olivia Williams
Shepherdstown, 25443

From: Kyle Williams <kwilliams200607@gmail.com>
Sent: 6/16/2020 13:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Kyle Williams
Shepherdstown, 25443

From: Paula Rust <ratniktherat@gmail.com>
Sent: 6/16/2020 13:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Paula Rust
Shepherdstown , 25443

From: Terry Tucker <terrytuckersunforest@gmail.com>
Sent: 6/16/2020 13:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear City of Ranson,

Jefferson County does not need heavy industry; Jefferson County has everything it needs to attract many visitors, who have been flocking to this county in droves for many years and who will continue to do so, unless Rockwool is allowed to destroy everything that means anything to the citizens here. We have history from the Washington family homes in Charles Town, Storer College, John Brown and the Civil War in Harpers Ferry. We have two famous rivers, The Shenandoah and The Potomac and a healthy river rafting industry; we have mountains, part of the Appalachian Trail and the C&O Canal walking, cycling towpath. There's Shepherd University's annual contemporary theatre festival, the Appalachian Trail Headquarters in Harper's Ferry, the Charles Town Race Track and Casino, the National Conservation Training Center near Shepherdstown, all of which bring people to our county. Heavy industry (like Rockwool) when operational will put a stop to all the above-mentioned activities because the air quality will be so compromised, people will no longer come here to walk, cycle and raft; the horses at the race track will be severely compromised as their lungs draw in the polluted air. Our water will be polluted and our economy will fall to pieces all for some paltry jobs in a factory. Special District - Industrial Zoning is a crime against our unique, beautiful, historic county. You must vote against this. It is a plan designed to make a few people rich and to destroy the rest of us. Thank you.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Terry Tucker
Shepherdstown, 25443

From: Karen Freer <Kmfreer11@gmail.com>
Sent: 6/16/2020 14:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Karen Freer
Shenandoah junction wv, 25442

From: Nancy Rigot <realestateprincess@hotmail.com>
Sent: 6/16/2020 14:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nancy Rigot

From: Peter Chadwick <pchadwick67@gmail.com>
Sent: 6/16/2020 14:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Peter Chadwick
Shepherdstown, 25443

From: Jerry Craft <musicman25@comcast.net>
Sent: 6/16/2020 14:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I have lived in Jefferson County-Charles Town/Ranson for over 42 years and have see a lot of changes.

The the re-zoning for industrial is not what I want to live near.

The current conflict of interest that got us here should not be repeated or rewarded by allowing this to proceed as if all is well and procedures are followed.

The overwhelming opposition is clear and the dangers to our environment are real!

Let's not make the same mistake twice!

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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Sincerely,

Jerry Craft

From: Kerie Hitt <kjhitt@his.com>
Sent: 6/16/2020 14:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including the greater Northern Virginia area.

The viability of the Potomac River is a high priority for Virginia residents.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kerie Hitt
Reston, 20191

From: Michael Lacombe <mlacombe@comcast.net>
Sent: 6/16/2020 14:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Michael Lacombe
Harpers Ferry, 25425

From: Cari Sumon <cfhosimon@gmail.com>
Sent: 6/16/2020 14:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Cari Sumon
Shenandoah Junction, 25442

From: Charmaine Campbell <charmainedc@gmail.com>
Sent: 6/16/2020 14:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Charmaine Campbell
Frederick, 21704

From: Sam Pope <cz75c@yahoo.com>
Sent: 6/16/2020 14:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sam Pope
Shenandoah Junction , 25442

From: Faith Kauffmann <figyumum@gmail.com>
Sent: 6/16/2020 14:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Faith Kauffmann
Glen Arm, 21057

From: Racine Lynch <raisyn57@gmail.com>
Sent: 6/16/2020 14:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Racine Lynch
Charles Town, 25414

From: Elizabeth Orr <edeckerorr@comcast.net>
Sent: 6/16/2020 14:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Elizabeth Orr
Burkittsville, 21718

From: Dpris McGillick <mcgillickd@gmail.com>
Sent: 6/16/2020 14:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Dpris McGillick
Shenandoah junction, 25442

From: Catherine Miller <cmmil@comcast.net>
Sent: 6/16/2020 14:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Catherine Miller
Charles Town , 25414

From: Dan van Buskirk <handyman911@comcast.net>
Sent: 6/16/2020 14:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dan van Buskirk
Purcellville, 20132

From: William Salmond <Willsalmond@aol.com>
Sent: 6/16/2020 14:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

To The City of Ranson: Re: #2017-302:

I would urge you to vote no on the above referenced ordinance. Eighteen months ago I retired and moved to my current residence in Harpers Ferry. One of the features about Jefferson Co that so attracted me to retire here was the beauty of the landscape, rivers, and the quality of life enjoyable here.

I strongly believe that by granting the requested rezoning of the property in question will devalue the integrity, quality, and safety of both the air, water, and land of Ranson and adversely affect surrounding municipalities and the welfare of residents like me.

I am strongly opposed to an industry where both air and water pollution either will occur. Both will result in diseases and the quality and integrity of underground water adversely harmed. I have read from many sources that the air quality will indeed be adversely impacted if this zoning request is granted.

The Comprehensive Plan's language is clear and unequivocal. Therefore, I strongly urge you to vote "no" on Ordinance 2017-302. With best regards I remain,

Very truly yours,

William Salmond
Harpers Ferry , 25425

From: Robert Ladner <phagebob4@gmail.com>
Sent: 6/16/2020 14:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Robert Ladner
Ijamsville, 21754

From: Connie Hoffman <mikeysmom81@yahoo.com>
Sent: 6/16/2020 14:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Connie Hoffman
Harpers Ferry, 25425

From: Marie Tyler-McGraw <mtylermc@verizon.net>
Sent: 6/16/2020 14:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Marie Tyler-McGraw
Shepherdstown, 25443

From: Linda Cerniglia <my4pugs@comcast.net>
Sent: 6/16/2020 14:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Linda Cerniglia

From: Amit Patel <amitcomet@yahoo.com>
Sent: 6/16/2020 14:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amit Patel
Purcellville, 20132

From: Jennifer Allmond <junebabies05@gmail.com>
Sent: 6/16/2020 14:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jennifer Allmond

From: Julie West <jcbestwest2@gmail.com>
Sent: 6/16/2020 14:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please please vote no. It scares me to death what leakage will do to my well water. Plus the damage done to our lungs from the pollution. It would be a shame to survive COVID only to die from Rockwools air pollution. Please, please don't be greedy at the expense of Jefferson County citizens.

Respectfully,
Julie West
Kearneysville , 25430

From: Ruth Burns <roofedor@hotmail.com>
Sent: 6/16/2020 14:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
Ruth Burns

From: Clifford Barr <clavbarr@gmail.com>
Sent: 6/16/2020 14:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Clifford Barr
Frederick, 21704

From: Jan Barrow <janshenhouse@gmail.com>
Sent: 6/16/2020 14:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Jan Barrow
Myersville, 21773

From: John Marsal <john15700@gmail.com>
Sent: 6/16/2020 15:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John Marsal
Harpers Ferry , 25425

From: Jennifer Wood <jaw5246@aim.com>
Sent: 6/16/2020 15:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jennifer Wood
Shepherdstown , 25443

From: Amy Peters <peters509@comcast.net>
Sent: 6/16/2020 15:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

PLEASE PROTECT OUR WATER AND AIR SUPPLY! I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Amy Peters
Monrovia, 21770

From: Kathy Blank <kathyblank11@gmail.com>
Sent: 6/16/2020 15:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Kathy Blank
Charles Town, 25414

From: David Startzell <dstartzell@gmail.com>
Sent: 6/16/2020 15:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Startzell
Shepherdstown, 25443

From: Craig Terry <zombieface304@comcast.net>
Sent: 6/16/2020 15:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Craig Terry
Harpers Ferry, 25425

From: MELISSA HOWELL <mhowelljp@yahoo.com>
Sent: 6/16/2020 15:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

MELISSA HOWELL
RANSON, 25438

From: Matthew Hoffman <Mikeysmom81@gmail.com>
Sent: 6/16/2020 15:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matthew Hoffman
Harpers Ferry , 25425

From: Mark Lannon <MLannon87@gmail.com>
Sent: 6/16/2020 15:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

In the hopes that you are actually taking the time to read anything personalized, please don't do this. By allowing heavy industry like Rockwool, you're taking the entire state in the wrong direction. West Virginia has been fighting this for so long and we were finally making headway against industrial titans, we were finally moving away from coal, we were finally able to glimpse a light at the end of a tunnel. If you allow this to happen and let these heavy factories come into our towns and rape our lands like the Stone Mountain companies of the past. There is still a chance to do right by the people you are suppose to represent. Do the right thing, please help protect this place and these people who call it home. We are counting on you.

Please,

Mark Emmett Lannon II
Shepherdstown, 25443

From: Lydia Clark <lydiamclark@gmail.com>
Sent: 6/16/2020 15:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This change will absolutely negatively impact not only the immediate community in West Virginia but also be detrimental to Northern Virginia. It is hard to believe that looking at a map to see how many families, businesses and farms would be hurt by this.

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area. Please consider keeping Ranson beautiful and clean for all to enjoy, including your neighbors in Northern Virginia just over the state line who travel to West Virginia, support local businesses and the local economy. Keep Ranson and the surrounding area a great place for us to visit, and most importantly, PLEASE protect your citizens from the harmful emissions. Do not become a cancer cluster location, one sick resident is one too many.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and

understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Thank you for your time and consideration.

Sincerely,

Lydia M. Clark
Purcellville, 20132

From: ANDREW LONG <ALONG@COMCAST.NET>
Sent: 6/16/2020 15:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

ANDREW LONG
RANSON, 25438

From: Emily Hudkins <Emily.j.cumberland@gmail.com>
Sent: 6/16/2020 15:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

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Sincerely,

Emily Hudkins
Ranson, 25438

From: Kathryn Shue <dashuka@msn.com>
Sent: 6/16/2020 15:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathryn Shue
Charles Town, 25414

From: Donna Lehman <teamblehman@myactv.net>
Sent: 6/16/2020 15:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Donna Lehman
Hagerstown, 21740

From: TESSA SCHAAF <tschaaf43@gmail.com>
Sent: 6/16/2020 15:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

TESSA SCHAAF
KNOXVILLE, 21758

From: Cheryl Lannon <cglannon@gmail.com>
Sent: 6/16/2020 15:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Cheryl Lannon
HAGERSTOWN, 21742

From: Scott Allmond <scottydukes24@yahoo.com>
Sent: 6/16/2020 15:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

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A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

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Sincerely,

Scott Allmond
Silver Spring, 20905

From: TRACY CANNON <tracycannon27@gmail.com>
Sent: 6/16/2020 15:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

TRACY CANNON
HEDGESVILLE, 25427

From: Wally Minnick <wallym@mac.com>
Sent: 6/16/2020 15:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Wally Minnick
Hagerstown, 21740

From: David Hark <dhark@fred.net>
Sent: 6/16/2020 15:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

PLEASE VOTE NO!!

Sincerely,

David Hark
Shepherdstown, 25443

From: Crissy Fesperman <crissychaos_99@yahoo.com>
Sent: 6/16/2020 15:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Crissy Fesperman
Charles Town, 25414-5507

From: David Hark <dhark@fred.net>
Sent: 6/16/2020 15:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I am sending a second email in regards to Shepherdstown, my home. Please vote NO11

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more

innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Thank you,

David J. Hark
Shepherdstown, 25443

From: Todd Baldau <todd.baldau@usmint.treas.gov>
Sent: 6/16/2020 15:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I urge you to vote NO on ordinance #2017-302, which would allow industry in Ranson that is not aligned with the city's comprehensive plan. This is a terrible proposal - and has united disparate segments of Jefferson County in opposition. You must voted NO on this proposal.

A vote to approve this proposal is a vote to KILL Jefferson County school children.

A vote to approve this proposal is a vote to terminate all agricultural business in Jefferson County.

A vote to approve this proposal is a vote to POISON Jefferson County air & water.

A vote to approve this proposal is a vote to crush all Jefferson County property values.

Simply put, if you vote for this proposal: you are a MURDERER; you are a JOB-KILLER; you are a LAND-POISONER; and, you actively want to crush the property value for all Jefferson County residents.

The Comprehensive Plan of Ranson under General Land Use Objectives states the following: "10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the manner which the City did in 2017, this designation enables industry that will kill hundreds (if not thousands) of Jefferson County residents. By now changing this additional land from new community to SDI, Ranson is actively working to kill as many Jefferson County residents as possible.

The industry that this rezoning will provide for produces significant amounts of pollution. This industry will kill the industries that are the pillars of our region's economy.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The Council **MUST REJECT** this proposed zoning change.

Sincerely,

Todd Baldau
Harpers Ferry, WV 25425

From: Christy Banks <Cbbanks6@gmail.com>
Sent: 6/16/2020 15:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

To Whom It May Concern,

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses

these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Christy Banks
Brunswick, 21716

From: Theresa Johnson <baruffi52@hotmail.com>
Sent: 6/16/2020 15:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Theresa Johnson
Shenandoah Junction , 25442

From: Walter Minnick <wallym@me.com>
Sent: 6/16/2020 16:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states. West Virginia, Virginia nor Maryland does not need industries like these to further pollute the air, water and decrease our quality of life. The long term damaging effect heavily outweighs the initial monetary gain for a few.

Thank you for your consideration and respect for health of the citizens in Ranson, West Virginia and Maryland.

Sincerely,

Walter Minnick
Hagerstown, 21740

From: Megan Burdi <m.e.bean023@gmail.com>
Sent: 6/16/2020 16:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow. I have infant twins and live a mile from the plant. We bought our home here to raise our kids in a safe, rural environment. This should not be an industrial zone for the sake of my kids and children who live so close to the proposed zone

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is

supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Megan Burdi
Shenandoah Junction, 25442

From: Rebecca Kuhn <beckikuhn@comcast.net>
Sent: 6/16/2020 16:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Rebecca Kuhn
Ellicott City, 21042

From: Ralph Pagington <rpagington@yahoo.com>
Sent: 6/16/2020 16:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ralph Pagington
Kearneysville, 25430-2730

From: Elizabeth Law <bettybob1758@gmail.com>
Sent: 6/16/2020 16:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Law
Frederick, 21701

From: Giovanni Zanabria <giovannizanabria@yahoo.com>
Sent: 6/16/2020 16:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I, Giovanni Zanabria, respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Giovanni Zanabria
Charles Town, 25414

From: Dee Leggett <DeeLeggett@aol.com>
Sent: 6/16/2020 16:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a Northern Virginia resident and frequent visitor to Loudoun County. I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated

that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dee Leggett

From: Andrew Cohen <andy.cohen@riverlark.com>
Sent: 6/16/2020 16:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Andrew Cohen
Memphis, 38104

From: Terri Hartman <hikerchick20@yahoo.com>
Sent: 6/16/2020 16:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,
Terri Hartman
HAGERSTOWN, 21742

From: Randy Conrad <horsemanran@gmail.com>
Sent: 6/16/2020 16:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Randy Conrad
Shepherdstown, 25443

From: DOLORES WOJCIK <DIZMA@aol.com>
Sent: 6/16/2020 16:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the

wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

DOLORES WOJCIK

From: Lori Robinson <lorily74@yahoo.com>
Sent: 6/16/2020 16:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Lori Robinson
Ranson, 25438

From: Andrea Barron <barronam@gmail.com>
Sent: 6/16/2020 16:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Andrea Barron
Charles Town, 25414

From: Charlotte Hernandez <chernandezvelezwv@gmail.com>
Sent: 6/16/2020 16:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Charlotte Hernandez
Ranson, 25438

From: Rick Wight <wightr@gmail.com>
Sent: 6/16/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rick Wight
Harpers Ferry, 25425

From: Ann Andrex <andrexes@comcast.net>
Sent: 6/16/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I teach high school Environmental Science. I care about the future.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Ann Andrex
FREDERICK, 21702

From: Lawrence Neumark <neumark@myactv.net>
Sent: 6/16/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lawrence Neumark
Boonsboro, 21713

From: MARTIN BURKE <martinburke@frontiernet.net>
Sent: 6/16/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

MARTIN BURKE
Shepherdstown, 25443

From: Dennis Woolwine <dennis.woolwine@gmail.com>
Sent: 6/16/2020 16:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Dennis Woolwine
Charles Town, 25414

From: MARTIN BURKE <martinburke@frontiernet.net>
Sent: 6/16/2020 16:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

MARTIN BURKE
Shepherdstown, 25443

From: Joan Henry <Jweldenhenry@yahoo.com>
Sent: 6/16/2020 16:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

IT IS BOTH MINDBOGGLING AND UNCONSCIONABLE THAT YOU ARE EVEN CONSIDERING THIS. JUST DO YOUR JOB AND UPHOLD YOUR OWN COMPREHENSIVE PLAN. A VOTE TO AMEND MIGHT LEAD ONE TO BELIEVE THAT THERE WAS SOME MONETARY BENEFIT INVOLVED, AS THERE IS IN MANY BREACHES OF COMPREHENSIVE PLANS.

e: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Joan Henry
Leesburg, 20176

From: olivia black <oblack643@gmail.com>
Sent: 6/16/2020 16:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

olivia black
shenandoah junction , 25442

From: Margaret Brown <Clemmar@yahoo.com>
Sent: 6/16/2020 16:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Margaret Brown
Kearneysville, 25430

From: Rhonda Zahn <Rhonda.k.zahn@gmail.com>
Sent: 6/16/2020 16:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Rhonda Zahn
Harpers Ferry , 25425

From: Jeffrey Leps <lepshausse@yahoo.com>
Sent: 6/16/2020 16:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jeffrey Leps
Charles Town , 25414

From: Hillary Banachowski <hillarybanachowski@gmail.com>
Sent: 6/16/2020 16:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility

into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this

water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Hillary Banachowski
Shepherdstown , 25443

From: Kaleigh Pierce <Kaleigh.pierce5@gmail.com>
Sent: 6/16/2020 16:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kaleigh Pierce

From: Paul Breitenbach <pjbreitenbach@gmail.com>
Sent: 6/16/2020 16:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Paul Breitenbach
Kearneysville, 25430

From: Ralph Scorza <ralphscorza@gmail.com>
Sent: 6/16/2020 17:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I think that the information below does a good job of summarizing the reasons that the zoning for the RockWool Plant will negatively affect the health and well being of Ranson's citizens and the citizens of surrounding communities. People of all ages but especially children and the elderly will be negatively affected. These two most vulnerable populations are depending upon your vote against zoning that would allow the plant to be built and operated. The tourist industry will be negatively affected by a factory belching polluting fumes, the roads will be negatively affected by the increase in heavy vehicle traffic, the air we breath and the water we drink will be negatively affected . If you vote yes for heavy industry zoning you will be jeopardizing the health and welfare of the citizens who voted for you. There will be much better jobs for people in lighter, cleaner industries if you will attract them. Don't let RockWool treat you as they have treated third world countries, stand up for your citizens and say NO! we can do better than this. History will judge you by your vote. Please take the right side of history and lead Ranson and the surrounding communities into a future that you, your children and grandchildren and all of us can be proud of. Thank you.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Ralph Scorza
Shepherdstown, 25443

From: Katherine Simpson <rosemaloy@yahoo.com>
Sent: 6/16/2020 17:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Katherine Simpson
Shepherdstown, 25443

From: Tracy Coffman <tdcoffman@gmail.com>
Sent: 6/16/2020 17:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tracy Coffman
Leesburg, 20176

From: Mke Yoste <Rayflection@gmail.com>
Sent: 6/16/2020 17:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mke Yoste
Shepherdstown , 25443

From: Sandra Woiak <swamp_otter@hotmail.com>
Sent: 6/16/2020 17:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sandra Woiak
Frederick, 21701-5631

From: Zoe Strassfield <Zpstrass@bu.edu>
Sent: 6/16/2020 17:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Zoe Strassfield

From: Joanne Bario <joannebario@gmail.com>
Sent: 6/16/2020 17:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no! Our county does not want heavy industry. We moved here for clean air and a healthy environment for our families. Our water will be contaminated by Rockwool and our air will be destroyed. Many of us have enjoyed clean air since the heavy polluters in our area have been stopped by Covid-19. It shouldn't take a national pandemic to give us the environment that we chose when we first moved to Jefferson County.

Save our community. Vote no on #2017-302.

Regards,

Joanne Bario
Shepherdstown, 25443

From: Kathleen Rall <treepeople@aol.com>
Sent: 6/16/2020 17:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Kathleen Rall
Jefferson, 21755

From: Ronald Kijewski <stignar@gmail.com>
Sent: 6/16/2020 17:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ronald Kijewski
Harpers Ferry, 25425

From: Alex Vance <allypallyvance@yahoo.com>
Sent: 6/16/2020 17:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Alex Vance
Harpers ferry , 25425

From: Barbara Kandalis <bkandali@shepherd.edu>
Sent: 6/16/2020 17:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I am reaching out to you today as I am worried for my beautiful town of Shepherdstown. The eastern panhandle of WV is one of the most beautiful areas in the nation. If you allow this zoning you are handing our resources and beauty away! We need your help!! I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Barbara Kandalis
Shepherdstown, 25443

From: Ronald Kijewski <stignar@gmail.com>
Sent: 6/16/2020 17:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

It was a terrible decision to even allow this type of industry in the area.

Sincerely,

Ronald Kijewski
Harpers Ferry, 25425

From: Caroline Baihly <Cdbaihly@gmail.com>
Sent: 6/16/2020 17:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the *New England Journal of Medicine*, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Caroline Baihly
Chatfield, 55923

From: Emma Stibi <emmastibi98@gmail.com>
Sent: 6/16/2020 17:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

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This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Emma Stibi
Martinsburg,

From: Kristin Jackson <jetgirl_kj@yahoo.com>
Sent: 6/16/2020 17:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Kristin Jackson
Westminster, 21157

From: Mary Ozment <maozment@aol.com>
Sent: 6/16/2020 17:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Mary Ozment
Mansfield, TX, 76064

From: James Williams <williams.wdc@frontiernet.net>
Sent: 6/16/2020 17:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote NO on this ordinance, #2017-302. Any kind of zoning change like this endangers our children health and yours and mine. More information comes to light that pollution is causing our health to deteriorate. Our property values will decrease as industrial smoke stacks ascend above the green trees and overshadow the beauty of West Virginia's landscape.

Allowing the Rockwool facility to proceed with their illegal building is a reckless disregard of the residents wishes in this county. Whoever is in charge seems to care more about their own beliefs than those of the constituents of this county.

Federal dollars went to smart planning. And now Ranson violated the spirit of the comprehensive plan with NOT smart planning.

Rockwool can't put up facility 100 miles from nowhere? They had to do it right here in my backyard? And you're letting them. Why, for God's sake; someone tell me why. Was it the money?? It has to be the money. It's always the money.

Here's how you would know you made a right decision, if you had to pay Rockwool \$1 to put up a facility with smokestacks here, would you still do it? Of course not, because you know it would violate your responsibility to the people. But ohh the allure of money.

Do the right thing. Vote NO.

Sincerely,

James Williams
SHENANDOAH JUNCTION, 25442

From: Yocencia Deal <yocencia@gmail.com>
Sent: 6/16/2020 17:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Yocencia Deal
Shenandoah Junction, 25442

From: Keith Stegall <69trailgrass@gmail.com>
Sent: 6/16/2020 17:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Keith Stegall
Shepherdstown, 25443

From: Cara Leitch <Cslamb68@hotmail.com>
Sent: 6/16/2020 17:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Cara Leitch

From: Ray Cerniglia <raycerniglia@comcast.net>
Sent: 6/16/2020 17:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ray Cerniglia
Charles Town, 25414

From: Yin Xu <xindesign55@hotmail.com>
Sent: 6/16/2020 17:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Yin Xu
Charles Town, 25414

From: Kathleen Porter <ktrporter@outlook.com>
Sent: 6/16/2020 17:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

I am so grateful that I live in such a beautiful area. As a lifelong resident of WV, I have finally found a place where I would like to live out the rest of my years. Please help keep the beauty and character of this place that I call home.

Sincerely,

Kathleen Porter
Harpers Ferry, 25245

From: Karen Schnably <karriwv@comcast.net>
Sent: 6/16/2020 18:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Schnably
Ranson, 25438

From: Barbara Hartman <bheart@frontiernet.net>
Sent: 6/16/2020 18:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

To add my personalized message, I fear for our water and air quality in this area for not only children and those with breathing problems, but also for all who live in this area.

Sincerely,

Barbara Hartman
Kearneysville, 25430

From: Leigh Ann Evanson <laevanson@yahoo.com>
Sent: 6/16/2020 18:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Shepherdstown is already reeling with the impact of COVID 19. Festivals including CATF have been canceled. Businesses are struggling to stay afloat. The further damage to our waters, vistas, and agrotourism caused by heavy industry will compromise the investments made by local communities to attract tourism dollars AND it will compromise the quality of life for residents of Berkeley and Jefferson counties.

Sincerely,

Leigh Ann Evanson
Shepherdstown, 25443

From: Janet Barnes <jmbarnes757@gmail.com>
Sent: 6/16/2020 18:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Janet Barnes
Frederick , 21701

From: Melanie Pedri <melanipedri@hotmail.com>
Sent: 6/16/2020 18:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more

appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the community by threatening the agriculture industry's ability to produce. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Melanie Pedri
Fort Washington , 20744

From: christopher kimball <thebookofwords@gmail.com>
Sent: 6/16/2020 18:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

christopher kimball

From: Sady Godfrey <rnsgodfrey@aol.com>
Sent: 6/16/2020 18:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Western Loudoun County will lose valuable agricultural resources that will hurt all of the neighboring West Virginia Counties.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sady Godfrey
Purcellville, 20132

From: Bonny Slater <bonnyleigh@gmail.com>
Sent: 6/16/2020 18:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Bonny Slater
Shepherdstown, 25444

From: Erik Granrud <jetpylet@protonmail.com>
Sent: 6/16/2020 18:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Erik Granrud
Charles Town, 25414

From: Keegan Woche <kwoche@icloud.com>
Sent: 6/16/2020 18:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the City only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Keegan Woche

From: Donna McCullough <mcculloughstudio@me.com>
Sent: 6/16/2020 18:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Donna McCullough
Westminster, 21157

From: Jacqueline Moreno <moreno82366@gmail.com>
Sent: 6/16/2020 18:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the *New England Journal of Medicine*, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Jacqueline Moreno
Kearneysville, 25430

From: Sarah Caitlin York <sarah.cait.york@gmail.com>
Sent: 6/16/2020 18:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Cait
Harpers Ferry, 25425

From: Isabel Montana <Mimontana1@gmail.com>
Sent: 6/16/2020 18:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Isabel Montana

From: David Greenberg <dave.l.greenberg@gmail.com>
Sent: 6/16/2020 18:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

David Greenberg

From: Kelly Hoover <mrskelhoover@aol.com>
Sent: 6/16/2020 18:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kelly Hoover
Harpers Ferry, 25425

From: May Oaks <Taudrey357@gmail.com>
Sent: 6/16/2020 18:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302. This factory should NEVER have been approved! It will negatively impact thousands of people and children including my own family. This is your chance to make this right.

Sincerely,

May Oaks
Round Hill, 20141

From: Lee Couchenour <Lcvader@frontier.com>
Sent: 6/16/2020 18:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Lee Couchenour
Charles town, 25414

From: Carolyn Sisler <Lynsisler@frontiernet.net>
Sent: 6/16/2020 18:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carolyn Sisler
Harper's Ferry, 25425

From: Anthony Lucas <anthonylucas758@gmail.com>
Sent: 6/16/2020 19:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Anthony Lucas
Shepherdstown , 25443

From: Jessica Floyd <Jsffloyd@frontiernet.net>
Sent: 6/16/2020 19:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Floyd
Shenandoah Junction , 25442

From: Laura Calvert <calvert.laura@gmail.com>
Sent: 6/16/2020 19:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would generate large quantities of wastewater, stored on-site, in an area of known karst terrain. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in Ranson. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-30 will

preserve downstream water quality and ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Laura Calvert
Adamstown, 21710

From: Meghan Marshall <Alucas116@aol.com>
Sent: 6/16/2020 19:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I have been riding horses for 30 years. I have gone from show kid to working at the racetrack (grooming, ponying, and owning racehorses) and will more than likely transition to show mom for my 2yo horse loving child. My husband has 20 in training at Charles Town, and I am an assistant at a prominent local breeding farm. Horses literally are our way of life! Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

I have been riding horses for the last 30 years.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool.

An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

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Sincerely,

Meghan Marshall
, 25443

From: Debra Anderson <hulagn@icloud.com>
Sent: 6/16/2020 19:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Debra Anderson
Shenandoah Junction, 25442

From: Jim McCormack <Jmccormackphd@frontier.com>
Sent: 6/16/2020 19:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jim McCormack
Shenandoah Jct, 25442

From: Mary Vandevander <Srv5004@yahoo.com>
Sent: 6/16/2020 19:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Mary Vandevander

From: Jim McCormack <Jmccormackphd@frontier.com>
Sent: 6/16/2020 19:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jim McCormack
Shenandoah Jct, 25442

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Sent: 6/16/2020 19:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sent: 6/16/2020 19:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

James Frye
Shenandoah Junction, 25442

From: Anthony Lucas <Alucas116@aol.com>
Sent: 6/16/2020 19:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Living 2 miles from site and working in Charles town I pass the mess daily. My family is getting hit in all directions. First and foremost my 2 year old daughter will have to grow up and spend much of her life breathing the air. In 30-40 years the cumulative effects of the contaminants will be detrimental to her health. Of course the air can be declared healthy at one moment. The cumulative effects will be deadly for all my family. Second, my living is made with racehorses. All kinds of studies have shown how this industry will be negatively impacted. Third, life savings in our home and 25 acres. Property value will drop. Lastly, what a horrible look for this area. The pretty drive in route 9 every morning will be interrupted by this monstrosity. Who in their right mind could have thought this business for here? : #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination

spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater

General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be

negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anthony Lucas
Shepherdstown , 25443

From: Jordan B <jbungc1@gmail.com>
Sent: 6/16/2020 19:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jordan B

From: Charles Abel <chasabel59@aol.com>
Sent: 6/16/2020 19:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Charles Abel
Kearneysville, 25430

From: Stephanie D <Pania.Steph@gmail.com>
Sent: 6/16/2020 19:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on protection of surface water in Charles Town, risking the health, safety and welfare of the community.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant.

Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. This is being done with out representation of those it will affect the most. Please vote NO on Ordinance #2017-302.

Sincerely,

Stephanie D

From: Milli P <PLAIDACIDhhhpe@YAHOO.COM>
Sent: 6/16/2020 19:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Milli P

From: Emily Chiappinelli <emilychiapp@gmail.com>
Sent: 6/16/2020 19:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Emily Chiappinelli
Charles Town, 25414

From: Tracy Riordan <tdmriordan@gmail.com>
Sent: 6/16/2020 19:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. In addition, it allows in many threats to our community's health, economy and general well being.

I trust that you have heard what the scientists have found with regard to the hazards for our air, water and physical health (human and animal) of having industry in Ranson. I trust that you have heard from local, often long term, business owners whose livelihoods will be impacted negatively. I trust that you have heard from people with children at risk that go to the elementary school across the street from the proposed site. I trust that you have heard from the people that live near the site and will be harmed by what industry would do to their air, water and quality of life,

For all of those reasons, I oppose industry in Ranson. But, I have a personal experience to share as well. I lived in a town where many people dies as a result of the attacks on 9/11. We lived close enough to NYC that we were able to see smoke from the buildings from our town. We worried about the air, as many people that had issues like asthma were having trouble and irritation long after the attack. The head of the EPA at the time, Christine Todd Whitman, assured everyone that it was safe. For years, there were assurances it was safe. She has gone on record, only within the past few years, after far too many deaths, to say she was wrong. The victims had to fight for years, often dying before there was any acknowledgement of the harm that was caused. While industry in Ranson is not 9/11, it is the same in the way that it is dangerous for the people around it. We need to admit that now, before anyone gets sick.

For us after 9/11, we saw what was happening and made the choice to come somewhere that people cared about the environment, the Eastern Panhandle in West Virginia. We based our decision on the green space, and the economy supported by tourism and farming. Allowing industry in Ranson would negate all of the reasons that we chose this part of the state to live 17

years ago. And, it would set up another catastrophe where the EPA may say one thing, but their technical allocations are not in keeping with a healthy life, especially for children.

An accompanying issue is my own health. Since I was a teen, I have had a chronic health condition. Under doctors orders I try to eat a clean diet, meaning the local farms and my backyard garden, supply a vast amount of my food. I am sensitive to things that many people aren't. When exposed to too many things like pesticides, my body swells and I have trouble functioning. With the new changes to Ranson based on the original comprehensive plan, I happily go to Charles Town's farm-connected markets and the accompanying Ranson stores. It has become a welcoming place for people, even those of us with health concerns. Spreading industry over that healthy agricultural environment sends a strong signal that you value corporations over the health of people and their community.

Finally, there are too many examples of corporations making people pay the ultimate price for corporation injustices. Just this week, Proctor and Gamble admitted to killing 84 people outright. The most this corporation, that makes around \$50 billion in sales annually will pay, is 3.5 million for killing 84 people and wiping out 90 percent of a small town. And this is one example where they admitted it. But, usually it's many years in court fighting to be heard while the corporation poisons and denies. Raw sewage in our river, pollutants from airport and auto traffic, pollution from industry in Martinsburg, are all issues we must already contend with and try to remedy. We do not need or want industry bad practices or "accidents" in our community or anywhere near our children.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tracy Riordan
Shepherdstown, 25443

From: patricia willis <eddieibis@aol.com>
Sent: 6/16/2020 20:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

patricia willis
Harpers Ferry, 25425

From: Ray Walls <Rayewalls2@aol.com>
Sent: 6/16/2020 20:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document *Stormwater Management Design in Karst Areas* states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed*, which the WVDEP cites in its own guiding document *Stormwater Management Design in Karst Areas*, clearly agrees stating

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.”

“The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.”

“...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the *CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed* states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM10, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM10!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ray Walls
Kearneysville , 25430

From: Sam Bodkin <Sbodkin89@gmail.com>
Sent: 6/16/2020 20:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sam Bodkin
Charles Town , 25414

From: Elizabeth McGowen <Efmcgowen@yahoo.Com>
Sent: 6/16/2020 20:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Elizabeth McGowen
Shepherdstown , 25443

From: Julia Cooper <Julia7654@comcast.net>
Sent: 6/16/2020 20:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Julia Cooper
Sykesville, 21784

From: Guy Pagli <paglig@yahoo.com>
Sent: 6/16/2020 20:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Guy Pagli
Shepherdstown, 25443

From: Terra Dodrill <terradodrill@gmail.com>
Sent: 6/16/2020 20:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Terra Dodrill
Sykesville, 21784

From: Julia Anthony <jta369@yahoo.com>
Sent: 6/16/2020 20:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

VOTE NO!

You are representatives of the people in this area. You should be looking out for the best for your people. The best health, the safest water, the most beautiful area and the most flourishing economy. You had it all and a wonderful development plan to lead us into the future but that vision, the vision we want for the county, has been sweep aside in the name of greed.

Rockwell and its' like will only bring disease, pollution and ruin to this fragile corner of WV. You have a chance to right the wrong done and set the county back on to a brighter road.

VOTE NO!

Sincerely,

Julia T. Anthony
Harpers Ferry, 25425

From: Angelo Torres <Angelomtorres@yahoo.com>
Sent: 6/16/2020 20:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Angelo Torres
Kearneysville , 25430

From: Samantha Zurbuch <szurbuch@gmail.com>
Sent: 6/16/2020 20:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Samantha Zurbuch
Harpers Ferry , 25425

From: Gladys Davisson <raineryan72@gmail.com>
Sent: 6/16/2020 20:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Glady Davisson
Bridgeport, 26330

From: Cynthia Cuellar <conrisava@hotmail.com>
Sent: 6/16/2020 20:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Cynthia Cuellar
Fairfax, 22031

From: Elizabeth Midock <E.h.midock@gmail.com>
Sent: 6/16/2020 20:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Midock
San Antonio, 78210

From: Pam Roberts <pamroberts2@frontier.com>
Sent: 6/16/2020 20:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Pam Roberts
Elkins, 26241

From: Rachel Meyer <Rachel.kathleen.meyer@gmail.com>
Sent: 6/16/2020 20:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Rachel Meyer
Harpers Ferry, 25425

From: Diana Brubaker <nestkidyoga@gmail.com>
Sent: 6/16/2020 20:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I had the honor of teaching the staff and students at North Jefferson Elementary several years ago. They are a very special community.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local

agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Diana Brubaker

From: Eric Hansen <ericmarksen@gmail.com>
Sent: 6/16/2020 20:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated and average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way it is like an export. Not simply recycling money but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and Hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the view shed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually

have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see, the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows: "Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy." People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found Perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze. The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the ground water aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the ground water at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that ground water from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles south east of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water

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The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of peoples lives and that of their decedents for at least 3 generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county but the effects will be felt in every part of Ranson and the county.

The Comprehensive plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Eric Hansen
Purcellville, 20132

From: Kelly Sherman <Kdsherman11@gmail.com>
Sent: 6/16/2020 20:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kelly Sherman
Boston , 2114

From: Janet deTeran <jdeteran@gmail.com>
Sent: 6/16/2020 20:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

Janet deTeran
Boyce, 22620

From: Diane Blust <dblust73@gmail.com>
Sent: 6/16/2020 20:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will allow for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The Corona Virus pandemic has made it abundantly clear that the industrial agriculture system in the United States is very fragile due to long and complex supply chains. We have little resiliency in our food system. WV literally imports water from drought-stricken California because of the large amount of agricultural products we import from that state. Jefferson County has a rich agriculture heritage dating back hundreds of years. We could provide a large share of food needed by residents from the right mix of agricultural producers right here. At a time of great health and economic insecurity, we all owe it to our families and our neighbors to do our part to create and nurture a resilient local food system. The arrival of heavy industry in our valley jeopardizes our air and water and puts our entire agricultural industry at risk.

According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products. Our agriculture industry should be considered part of our critical industrial base.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pastureland, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the downstream supply chain as well as the consumer.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations.

The WVDEP recognizes development in karst areas puts water resources at high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development

occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the agricultural industry in Jefferson County. For geographic and economic reasons, it is simply not feasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for.

A vote for this zoning change is a vote against the residents of Jefferson County. It is a vote to put our local agricultural industry at risk at a time when the US food system is under tremendous pressure, a time when we will be forced to rely increasingly on locally produced food. It is not an act of a good neighbor. If you proceed with this ill-advised zoning change, Ranson should not be surprised to be treated like any other bad neighbor who endangers the health and livelihood of its neighbors.

I request that you vote no on the ordinance #2017-302.

Sincerely,

Diane Blust
Harpers Ferry, 25425

From: Kristin Ainsworth <kristin.ainsworth@yahoo.com>
Sent: 6/16/2020 20:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Kristin Ainsworth
Ranson, 25438

From: Carrie Singer <carriesart@aol.com>
Sent: 6/16/2020 20:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Carrie Singer
Shepherdstown, 25443

From: Lauren Chandler <Laurenachandler@gmail.com>
Sent: 6/16/2020 20:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Lauren Chandler
Martinsburg , 25403

From: Dana Belanger <belangerd525@gmail.com>
Sent: 6/16/2020 20:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dana Belanger
charles town , 25414

From: Jim Soria <Any_3637@hotmail.com>
Sent: 6/16/2020 20:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing

businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jim Soria
Shepherdstown , 25443

From: Brian Macbean <eldermacbean@hotmail.com>
Sent: 6/16/2020 20:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The city has failed to address the latter part of this objective. By Changing the SDI in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and child hood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health, and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and

trainers. This group provides over 70 million dollars in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitorship and again decreasing return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up this industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the Karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian Macbean
Harpers Ferry, 25425

From: Seantae Farmer <Taya1988@aol.com>
Sent: 6/16/2020 21:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Comprehensive plan is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Seantae Farmer
Kearneysville, 25430

From: Jessica Hawkins <jpap829@gmail.com>
Sent: 6/16/2020 21:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

Children face increased exposure to air pollution, groundwater contamination, financial instability, and environmental discrimination if ordinance #2017-302 is passed. Please vote no on ordinance #2017-302.

Sincerely,

Jessica Hawkins
Frederick, 21701

From: Anthony Bonitz <Bonitant@wcps.k12.md.us>
Sent: 6/16/2020 21:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Anthony Bonitz
Shepherdstown , 25443

From: Daniel Bava <Dbava88@yahoo.com>
Sent: 6/16/2020 21:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Daniel Bava
Elkins , 26242

From: Kerri Hesley <kerrihesley@gmail.com>
Sent: 6/16/2020 21:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Kerri Hesley, M.D.
Frederick, 21702

From: Wilbert Starks <Will_starks@yahoo.com>
Sent: 6/16/2020 21:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

Further, understand that if you cannot be trusted to represent the will of the people in the community, then you clearly cannot be trusted to tell the truth about the safety of heavy industry. Further, this community is at the headwaters of the Potomac. Heavy industrial pollution contaminating the drinking water of West Virginia, Maryland, Virginia, DC and Federal areas is no way to “win friends” in the area. It ensures a nightmare political scenario for any industry stupid enough to engage in the practice. Even if I were on the board of such a corporation I would vote no because of the permanent cloud it would put on the business.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Wilbert Starks
Charles Town, 25414

From: Mary Hess <marystouthess@yahoo.com>
Sent: 6/16/2020 21:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mary Hess
Round Hill, 28311

From: Katherine Cahoon <KTCahoon@gmail.com>
Sent: 6/16/2020 21:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I live downstream. Your actions affect not just Jefferson County. Your actions will also influence where I take my business. I won't spend my money on a dirty place.

Sincerely,

Katie
Lovettsville, 20180

From: Regina Kerrigan <Regina.kerrigan@gmail.com>
Sent: 6/16/2020 21:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please honor the wishes of the residents of Jefferson County and follow through with the green comprehensive plan that is suitable for our topography and land, tourism, admired landscape and scenery, and integrity of the people. Keep Jefferson County a place I can be proud to call home: the place I was raised and the place I am raising my own children.

Sincerely,

Regina Kerrigan
Charles town, 25414

From: Laura Dawson <Auntwarwer@gmail.com>
Sent: 6/16/2020 21:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Dawson
Charles Town, 25414

From: Susan Sherba <Swsherba@outlook.com>
Sent: 6/16/2020 21:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Susan Sherba
Hillsboro, 20132

From: linda degraf <lindajdegraf@gmail.com>
Sent: 6/16/2020 21:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. We moved here up on the mountain off Mission Road to be part of a community that celebrates and works to preserve and sustain the beauty and bounty of the natural resources of West Virginia. We work hard to sustain and improve the quality and resilience of forested land and the health of the watershed. Jefferson County should be working toward Land Use Objectives that contribute to the health, safety and welfare of the entire community - the children, the farmers, the businesses that rely on tourists, and the land itself. If we continue to put the natural resources of this land at risk and make choices that lead us down the path of more and more heavy industry we will lose the very benefits that make Jefferson County such a desirable place to live and work and raise children and visit.

This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects

are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer

development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Linda J DeGraf
HARPERS FERRY, 25425

From: Mallory Smith <Malsmith@udel.edu>
Sent: 6/16/2020 21:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Mallory Smith

From: Kathryn Schroeck <Hellokt88@aol.com>
Sent: 6/16/2020 21:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathryn Schroeck
Charles Town , 25414

From: Roger Rishek <rlr9068@aol.com>
Sent: 6/16/2020 21:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-30 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

This whole process was intended to be covert and slip past the citizens that would be affected by this heavy industry. The original plan to make a mixed use residential and light industry in conjunction with the Amtrak station would be a far better benefit to local residents.

Sincerely,

Roger Rishek
Sharpsburg, 21782

From: David Cooper <ddc2859@email.vccs.edu>
Sent: 6/16/2020 21:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

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Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

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The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

David Cooper
Alexandria, 22312

From: Matthew Davis <Mattdavis1278@gmail.com>
Sent: 6/16/2020 21:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matthew Davis
Charles town, 25414

From: Sarah Lannon <s.e.anderson24@gmail.com>
Sent: 6/16/2020 22:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Hello,

I am a Shepherdstown resident of 5 years. One of the main reasons I moved into this beautiful county is because it did not have this type of industry. I grew up in the Kanawha Valley and do not want the same environmental/health problems that remain a consistent issue there to be repeated for my daughter here.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Sarah Lannon
Shepherdstown, 25443

From: Karen Henry <henrykaren44@yahoo.com>
Sent: 6/16/2020 22:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Henry
Shepherdstown, 25443

From: Cheryl Gordon <cherylg393@gmail.com>
Sent: 6/16/2020 22:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

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businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Cheryl Gordon
Shepherdstown , 25443

From: Joseph Hill <joseph.e.hill.iv@gmail.com>
Sent: 6/16/2020 22:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Joseph Hill
Shenandoah Junction, 25442

From: Mary Metzger <Maryh.metzger@gmail.com>
Sent: 6/16/2020 22:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mary Metzger
Shepherdstown , 25443

From: Marsha Wassel <Msranger@comcast.net>
Sent: 6/16/2020 22:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Marsha Wassel
Charles Town , 25414

From: Jayne Harris <jayneharris1961@hotmail.com>
Sent: 6/16/2020 22:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jayne Harris
Beverly , 26253

From: MAurice Casey <Caseydv@aol.com>
Sent: 6/16/2020 22:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly

earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income

living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. Please vote NO on Ordinance #2017-302.

Sincerely,

MAurice Casey
Shenandoah Jct , 25442

From: Cori Berlin <Thehumblehoneywv@gmail.com>
Sent: 6/16/2020 22:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Cori Berlin
Shepherdstown, 25443

From: Jill Guempel <jill.guempel@gmail.com>
Sent: 6/16/2020 22:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

I live two miles from Ground Zero although I have a Charles Town address because of the pipestem annexation - we are an island within "Ranson". I have already had cancer twice and the idea that our well water is sure to be poisoned as well as our air, this whole thing is terrifying and horrible. We will eventually move from here because of Rockwool. Your decision to change the zoning does not represent what Jefferson County wants. NO HEAVY INDUSTRY!!!

Sincerely,

Jill Guempel
Charles Town, WV

From: Zachary Wandalowski <zachwand@gmail.com>
Sent: 6/16/2020 22:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents. I personally have asthma and for many residents like me, this pollution would worsen my condition.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Zachary Wandalowski
Smithsburg , 21783

From: Sophia Maravell <maravell.sophia@gmail.com>
Sent: 6/16/2020 22:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sophia Maravell
Hillsboro , 20132

From: danielle Wohlgemuth <hot.quasar@gmail.com>
Sent: 6/16/2020 22:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

danielle Wohlgemuth
Halethorpe, 21227

From: Susan Hewitt <Susiemovie50@gmail.com>
Sent: 6/16/2020 22:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Susan Hewitt
Charles Town, 25414

From: Peter Shor <petershor@gmail.com>
Sent: 6/16/2020 22:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Peter Shor
Charles Town, 25414

From: Robert Brown <Bob7900@gmail.com>
Sent: 6/16/2020 22:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Robert Brown
Kearneysville, 25430

From: Peter Brown <pabinsurance@hotmail.com>
Sent: 6/16/2020 23:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Peter Brown
Keaeneysville, 25430

From: Marjorie Siegelman <Marjay33@gmail.com>
Sent: 6/16/2020 23:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Marjorie Siegelman
Westminster, 21157

From: WILLIAM Schneider <willschneider49@yahoo.com>
Sent: 6/16/2020 23:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

WILLIAM Schneider
Ranson, 25438-4873

From: Deb Zeeman <Debbiezeeman@yahoo.com>
Sent: 6/16/2020 23:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Deb Zeeman

From: Donna Bath <donna.m.bath@live.com>
Sent: 6/16/2020 23:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Donna Bath
Purcellville, 20132

From: Jordan Gainer <Jordang22153@gmail.com>
Sent: 6/16/2020 23:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jordan Gainer
Kearneysville , 25430

From: Lisa Chiappinelli Sutherland <lisachiappinelli@msn.com>
Sent: 6/16/2020 23:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

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Sincerely,

Lisa Chiappinelli Sutherland
Kirkland, 98033

From: John Pullen <jmpullen8@gmail.com>
Sent: 6/16/2020 23:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Ranson and Jefferson County had a plan for that would support growth in a way supportive of productive communities and healthy population growth. Instead of that, outside influences have targeted Jefferson Orchards as a location for deceptively-labeled, polluting industry, heavy truck traffic, and a relatively small number of low-paying jobs. Approval was slipped "under the radar" without most local people learning about it and then we were told "it is too late to change - you are stuck with it - democracy is not a concern." But it is NOT too late - those who slipped it in missed an important step in zoning and now it must be reconsidered, this time with the people knowing the facts!

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these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

John Pullen
Shepherdstown, 25443

From: Kathleen Dillon <mamakath123@gmail.com>
Sent: 6/16/2020 23:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kathleen Dillon
Charles Town, 25414

From: Lisa Sutherland <lisachiappinelli@msn.com>
Sent: 6/16/2020 23:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lisa Sutherland
Kirkland, 98033

From: Jeffrey Russell <jrrussell36@hotmail.com>
Sent: 6/16/2020 23:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents. I frequently kayak on the Potomac River, so this will have an impact on my activities.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I have two grandchildren that live in Charles Town with my daughter. My daughter and my former spouse also very frequently babysit four other grandchildren of mine. Your action will directly impact the health of these children, as well as countless other citizens of both West Virginia and Maryland.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Jeffrey Russell
Keedysville, 21756

From: Danielle Duvall <Uncreatedsnow@yahoo.com>
Sent: 6/16/2020 23:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Danielle Duvall
Shepherdstown, 25443

From: Paula Tremba <p.tremba@icloud.com>
Sent: 6/16/2020 23:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I am a mother, grandmother, and retired Jefferson County elementary teacher. I have lived in Jefferson County for 44 years. I taught here for 23 years, some of those years were spent teaching 5th grade at North Jefferson Elementary School which is directly across from the rezoning site. My vocation as an educator, mother, and grandmother was and is to care for the health, safety, and well-being of the whole person, including mind, body, and soul. This ordinance #2017-302 will affect the health, safety, and welfare of our children and families. It does not align with the comprehensive plan: "...the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on

ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Paula Tremba
Shepherdstown, 25443

From: Sarah Middlemiss <Sarah1irish@yahoo.com>
Sent: 6/17/2020 00:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sarah Middlemiss
Charles Town , 25414

From: Jeffery Sedoti <jsedoti@hotmail.com>
Sent: 6/17/2020 00:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jeffery Sedoti
Kearneysville, 25430

From: Elizabeth Ricketts <Elizabethricketts13@gmail.com>
Sent: 6/17/2020 01:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Ricketts
Harpers Ferry, 25425

From: CHERYL GUERRERO <cherylsueg4@gmail.com>
Sent: 6/17/2020 02:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

CHERYL GUERRERO
SHENANDOAH JUNC, 25442

From: Emily Liu <Triangular.emli@gmail.com>
Sent: 6/17/2020 02:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Emily Liu
Charles town , 25414

From: Shelley Viola Murphy <shelleyviola@gmail.com>
Sent: 6/17/2020 02:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Shelley Viola Murphy
Palmyra, 22963

From: Donna Joy <aumpeace@msn.com>
Sent: 6/17/2020 03:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Donna Joy
Shepherdstown , 25443

From: Katherine Hark <kmhark@gmail.com>
Sent: 6/17/2020 03:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on #2017-302. Protect Jefferson County and the residents from the damage of allowing industrial zoning. We deserve a plan that works with us, our health, tourism, agriculture, environment rather than investing in dismantling all we hold dear.

Sincerely,

Katherine Hark
Shepherdstown, 25443

From: Marcia Brody <inquire@carriagesofthecapital.com>
Sent: 6/17/2020 03:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302.

I breed horses within 2 miles of the proposed site. If Rockwool is successful, i will have to move my business from this area. I will take the Ranson off my list of potential areas where I would purchase a farm due to the health dangers posed by the plant.

Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models,

these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers,

small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning

change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302." ; "" ; ""

"" ; "11" ; "" ; "MAurice" ; "Casey" ; "Caseydv@aol.com" ; "" ; "Shenandoah Jct

" ; "" ; "25442" ; "" ; "" ; "2020-06-16 22:28:35" ; "" ; "1" ; "" ; "" ; ""

"" ; "11" ; "" ; "Janet" ; "deTeran" ; "jdeteran@gmail.con" ; "" ; "Boyce" ; "" ; "22620" ; "" ; "" ; "2020-06-16

20:45:03" ; "" ; "" ; "" ; "" ; ""

"" ; "11" ; "" ; "patricia" ; "willis" ; "eddieibis@aol.com" ; "" ; "Harpers Ferry" ; "" ; "25425" ; "" ; "" ; "2020-06-

16 20:00:24" ; "" ; "1" ; "" ; "" ; ""

"" ; "11" ; "" ; "Meghan" ; "Marshall" ; "Alucas116@aol.com" ; "" ; "" ; "" ; "25443" ; "" ; "" ; "2020-06-16

19:12:55" ; "" ; "1" ; "I have been riding horses for 30 years. I have gone from show kid to working at the racetrack (grooming, ponying, and owning racehorses) and will more than likely transition to show mom for my 2yo horse loving child. My husband has 20 in training at Charles Town, and I am an assistant at a prominent local breeding farm. Horses literally are our way of life! Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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I have been riding horses for the last 30 years.

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Sincerely,

Marcia Brody
Kearneysville , 25430

From: John Dittmann <jsdittmann@outlook.com>
Sent: 6/17/2020 04:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John Dittmann
Shenandoah Junction, 25442

From: Cathy Jackson <jackson_cat@hotmail.com>
Sent: 6/17/2020 05:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a recent resident and a current property owner in Jefferson County, I am appalled that this plan to include heavy industry to Jefferson County is being considered. I feel much the harm to the health of the people will be too much. Since Ranson has accepted grants in the past to make a green community, if they allow this zoning for heavy industry, they should return all of that grant money to the government.

Sincerely,

Cathy Jackson
Stonewood, 26301

From: Ally Spencer <britishredneckgirl@gmail.com>
Sent: 6/17/2020 05:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ally Spencer
Harpers Ferry, 25425

From: Rachel Zayas <Zcoupons919@gmail.com>
Sent: 6/17/2020 05:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Rachel Zayas
Hagerstown, 21740

From: Brianna barger <bargerbrianna@gmail.com>
Sent: 6/17/2020 06:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am a Shepherdstown resident of 5 years. One of the main reasons I moved into this beautiful county is because it did not have this type of industry. I grew up in the Kanawha Valley and do not want the same environmental/health problems that remain a consistent issue there to be repeated for my daughter here.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving

industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Brianna barger
shepherdstown, 25443

From: Emily Bobotas <Eabobotas@gmail.com>
Sent: 6/17/2020 06:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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Sincerely,

Emily Bobotas
Frederick, 21701

From: Georgia Baione <gabaione@comcast.net>
Sent: 6/17/2020 06:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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Sincerely,

Georgia Baione
Charles Town, 25414

From: Susan Loonsk <art@loonsk.com>
Sent: 6/17/2020 06:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

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Sincerely,

Susan Loonsk
Shepherdstown, 25443

From: Natalie Burnett <njburnett@yahoo.com>
Sent: 6/17/2020 06:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Natalie Burnett
Harpers Ferry, 25425

From: Jennifer Gerholdt <jennifer.gerholdt@gmail.com>
Sent: 6/17/2020 06:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Gerholdt
Shepherdstown , 25443

From: Natalie Tentindo <Natjten@comcast.net>
Sent: 6/17/2020 06:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Natalie Tentindo
Ranson, 25438

From: Matthew Patterson <tridecanone@yahoo.com>
Sent: 6/17/2020 07:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Matthew Patterson
Shepherdstown, 25443

From: Sarah Santacroce <4statesarah@gmail.com>
Sent: 6/17/2020 07:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I am a Jefferson County resident who owns a small farm I'm Shenandoah Junction. I value the integrity of the agricultural land, and that is why I loved my family here 8 years ago.

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sarah Santacroce
Shenandoah Junction , 25442

From: Melissa Viteri <melissa.viteri5@gmail.com>
Sent: 6/17/2020 07:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Melissa Viteri
Kearneysville, 25430

From: Nathan Dekker <Gottofly1@aol.com>
Sent: 6/17/2020 07:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Nathan Dekker
Charles Town Resident
Charles Town, 25414

From: John Cisar <jocisarwv@gmail.com>
Sent: 6/17/2020 07:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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My Comment:

I have lived here for 13 years. We moved here to get away from the sprawling development in Montgomery Co Md. Please don't let this get started in Jefferson Co. We and everyone we know wants NO HEAVY INDUSTRY in Jefferson Co. WV

Sincerely,

John Cisar
Shenandoah Junction, 25442

From: Anthony Moniz <anthony.moniz@gmail.com>
Sent: 6/17/2020 07:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Charles Town, 25414

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Sent: 6/17/2020 07:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Kearneysville , 25430

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Sent: 6/17/2020 07:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Lebanon , 8833

From: David Zimmerman <Zims4x4@gmail.com>
Sent: 6/17/2020 07:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

David Zimmerman
Bluemont , 20135

From: Nancy Gordon <nmhgordon@gmail.com>
Sent: 6/17/2020 07:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Nancy Gordon
Charles Town, 25414

From: Helen Amos <hmamos.ha@gmail.com>
Sent: 6/17/2020 08:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Helen Amos
Charles Town, 25415

From: Jessica Printz <Jessyprintz@gmail.com>
Sent: 6/17/2020 08:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please protect our beautiful county and preserve what can never be regained should we not take action. We are an oasis of history, natural beauty, farmlands, and business opportunities of a much less detrimental variety.

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Sincerely,

Jessica Printz
Charles Town, 25414

From: Elise Baach <Etbaach@gmail.com>
Sent: 6/17/2020 08:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on this ordinance. There are many businesses along 115 that I go to in support - e.g, Mildred Street Deli, Southern States, the Business Center. To get to these businesses from my home I take route 9 to the 115 exit. It's a beautiful drive and I like to support the small businesses rather than the big box stores and chains. What a shame it would be to drive customers like me away from Ranson because the traffic on route 9 has become unbearable from the noise and number of trucks. I can shop in Charles town or Martinsburg but I've always preferred Ranson if possible. I don't know how you can think that this ordinance is going to be good for the town considering the last business from customers who no longer want to use route 9 and 115 exit.

Sincerely,

Elise Baach
Shepherdstown, 25443

From: MaryLou Cisar <Mlcisar@gmail.com>
Sent: 6/17/2020 08:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

MaryLou Cisar
Shenandoah Junction, 25442

From: Danielle Patterson <danie_n0329@yahoo.com>
Sent: 6/17/2020 08:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Danielle Patterson
Kearneysville, 25430

From: Cynthia Cooper <terrapiemd@gmail.com>
Sent: 6/17/2020 08:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Cynthia Cooper
St. Michaels, 21663

From: Laura PICARD CARTER <laurapicard@hotmail.com>
Sent: 6/17/2020 08:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown.

I strongly believe that planning development in the Eastern Panhandle needs to consider that there already exists industrial sites in Martinburg and Tabler Station. Those areas are already established and offer jobs close by to residents of Ranson. The unintended consequence of industry in Jefferson County is too risky and too burdensome for a county that prides itself on its agricultural history. It is unique in WV for having so much flat agricultural and I think our descendants will regret that we used up too much of it for McMansions and Industry right at the moment when the signs of environmental injustice were all around us. History will not thank you for copying the same destructive development plan as other counties.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types of industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County.

I again request that you vote no on ordinance #2017-302. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Laura PICARD CARTER
SHEPHERDSTOWN, 25443

From: Adam Schroeck <ktjean888@gmail.com>
Sent: 6/17/2020 08:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Adam Schroeck
Charles Town , 25414

From: Frances Prott <fmvm83@gmail.com>
Sent: 6/17/2020 08:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Frances Prott
Leesburg , 20175

From: Katie Schroeck <Hellokt88@aol.com>
Sent: 6/17/2020 08:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Katie Schroeck

From: Les Johnson <cyclepop48@gmail.com>
Sent: 6/17/2020 08:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Les Johnson
Kearneysville , 25430

From: Kerry Krogstad <duende897wshc@gmail.com>
Sent: 6/17/2020 08:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Kerry Krogstad
Shepherdstown , 25443

From: Susan Benjamin <susan@truetreatscandy.com>
Sent: 6/17/2020 09:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Susan Benjamin
Shepherdstown, 25443

From: Marty Bakken <Martybakken@gmail.com>
Sent: 6/17/2020 09:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Marty Bakken
Shenandoah Junction, 25442

From: Catherine Grim <kcgrim.writer@gmail.com>
Sent: 6/17/2020 09:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Catherine Grim
Harpers Ferry, 25425-6298

From: Maggie Day <mlday1218@gmail.com>
Sent: 6/17/2020 09:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Maggie Day
Ranson , 25438

From: Rebecca Lidgerding <Beckyflute@gmail.com>
Sent: 6/17/2020 09:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rebecca Lidgerding
Shepherdstown , 25443

From: george baker <gbbaker1@frontiernet.net>
Sent: 6/17/2020 09:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

george baker
shepherdstown, 25443

From: Catherine Stevens <devcat5@icloud.com>
Sent: 6/17/2020 09:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Catherine Stevens
Charles town, 25414

From: Ryan Hussong <Ryanhuss26@yahoo.com>
Sent: 6/17/2020 09:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Ryan Hussong

From: Mark Long <mark.long999@gmail.com>
Sent: 6/17/2020 09:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Mark Long
Emmitsburg, 21727

From: Angela Ross <amross1978@yahoo.com>
Sent: 6/17/2020 09:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Angela Ross
Cuttingsville, 05738

From: SAMUEL WIGHT <smwgt2@gmailo.com>
Sent: 6/17/2020 09:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

SAMUEL WIGHT
harpersferry, 26501

From: Jeremy Billmyer <morninwarrior304@yahoo.com>
Sent: 6/17/2020 09:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jeremy Billmyer
Shepherdstown , 25443

From: Charlotte Baker-Shenk <bakershenk@aol.com>
Sent: 6/17/2020 09:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City and will have a very negative impact on tourism -- which has been so important to the economy of this region.

Average of \$178 million in state and local government revenue per year
\$213.7 million in individual earnings from tourism per year in Jefferson County
\$842.6 million in direct spending from tourism in Jefferson County

I have a very personal reason to ask for your NO vote on this ordinance: After purchasing land here, for the past 8 years I and others have worked very hard to envision and then create a village for seniors in this region, specifically choosing this area because of its bucolic nature and access to healthy lifestyle choices (local foods, recreation, arts, etc). Our village is now built and populated (totaling 50 homes, including the sister community). People who moved here are now deeply alarmed by the surprise decision to build Rockwool and the opening of doors to heavy industry. People are smart enough to see through the familiar promises of "no harm" that such industries always offer. Historic track records clearly show these promises to be insincere. People get hurt, time and time again. Pollution, serious effects on air quality, water, noise, safety.

Well, it's past time to stop making these mistakes over and over again.
I deeply grieve how the building of Rockwool stands to seriously damage our village and the lives of people here who came under what they now see as false assumptions about this region.

Please do not make this mistake again.
You lose far more than you gain. And we lose.

You can read all the very well-studied and articulated facts from others more educated than me. But I know what's happening here at a personal level and happening to people I care about. Seniors, as we have seen in this covid-19 era, are more vulnerable. I am one. Please care about us, too. Please think beyond the false promises and slanted "facts" you have received from Rockwool and the business people who think they will gain from this kind of industry. Please truly listen to all the people who are trying to support you with information to make a better decision.

Sincerely,

Charlotte Baker-Shenk
Shepherdstown, 25443

From: nicola larsen <niconet@frontierner.net>
Sent: 6/17/2020 10:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

nicola larsen
shepherdstown, 25443

From: Jaime Franks <jaime.l.franks@gmail.com>
Sent: 6/17/2020 10:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jaime Franks
Purcellville, 20132

From: Katherine Campbell <kate1974.km@gmail.com>
Sent: 6/17/2020 10:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kate and Jason Campbell
CHARLES TOWN, 25414

From: kirsten shields <kirstenwshields@gmail.com>
Sent: 6/17/2020 10:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

kirsten shields

From: RHONDA MILLER <RITA1108@GMAIL.COM>
Sent: 6/17/2020 10:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

RHONDA MILLER
CHARLES TOWN, 25414

From: Steven Harrison <docsharrison@gmail.com>
Sent: 6/17/2020 10:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Developers building a controversial manufacturing plant were cited by state regulators for violating environmental rules during construction.

Rockwool, a Danish company building the coal and gas-fired manufacturing plant in Jefferson County, received the Notice of Violation from the West Virginia Department of Environmental Protection following an inspection on Sept. 11.

The violation notice was the result of an inspection at the construction site when a state inspector noted a sinkhole. In the violation notice, the inspector wrote that Rockwool had violated terms of its water pollution control permit by failing to implement controls or report “noncompliance, which may have endangered health or the environment” to the DEP’s spill line, among other things.

Rockwool received the Notice of Violation on Oct. 5, said Michael Zarin, vice president for group communications at Rockwool.

At there Mississippi site, they were cited for erecting a building that could emit air contaminants with proper permitting. Rockwell's leadership was dismissive of this citation as they felt it was simply an administrative oversight on their part and disagreed that the storage silo represented a source of air contaminate in their opinion.

The signs are already there that they have no intention of observing guidelines.

Sincerely,

Steven Harrison
Occupational Health & Safety Specialist
Charles Town, 25414

From: Patricia Nichols <nanniep43@frontiernet.net>
Sent: 6/17/2020 10:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Patricia Nichols
Kearneysville , 25430

From: Monica Ledford <Buddingmoon@aol.com>
Sent: 6/17/2020 10:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Monica Ledford
Kearneysville , 25430

From: David Ward <dward@earthwardconsulting.com>
Sent: 6/17/2020 10:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Ward
Lovettsville, 20180

From: Rhonda Davis <Rddavis417@yahoo.com>
Sent: 6/17/2020 10:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. The industry this zoning change will provide for will adversely affect the health, safety, and welfare of our community. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, Stormwater

Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes. Mr. Stranko indicated that the council should not take environmental issue into consideration when zoning. However, it is clear that the DEP is imploring local governments to take the hydrogeology and in particular karst into consideration when zoning.

The wellhead protection area for the Fox Glen's well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity. Through this effect on the water supply the industry this zoning change will provide for will adversely affect the safety and welfare of our community.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO₂, NO₂, O₃ (VOC and NO_x)), particulate matter (PM₁₀, PM_{2.5}, PM_{0.1}), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that across the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated

with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic

county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: "The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children's health depends on it." Clearly the industry that this zoning change will provide for will negatively effect the health, safety, and welfare of our community.

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when is it on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

This is right across from my home! I don't want this there. Please vote NO!

Sincerely,

Rhonda Davis
Kearneysville, 25430

From: Georgia Ricketts <gmason51375@gmail.com>
Sent: 6/17/2020 10:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Georgia Ricketts
Kearneysville , 25530

From: Aaron Renner <arenne01@rams.shepherd.edu>
Sent: 6/17/2020 10:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Aaron Renner
Kearneysville, 25430

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Sent: 6/17/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

crystal welty
Martinsburg , 25405

From: Margaret Tice <ticeml@aol.com>
Sent: 6/17/2020 10:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Margaret Tice
Charles Town, 25414

From: Travis Holley <Travishol@gmail.com>
Sent: 6/17/2020 10:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Travis Holley
Lewisburg , 24901

From: Kenneth Albright <heyabbo@gmail.com>
Sent: 6/17/2020 10:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Kenneth Albright
Charles Town, 25414

From: Theresa Jordan <Thereisamiskovsky@gmail.com>
Sent: 6/17/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Theresa Jordan
Hedgesville , 25427

From: Bill Neufeld <Neufeldw0@gmail.com>
Sent: 6/17/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Bill Neufeld
Harpers Ferry, 25425

From: Dominic Laiti <laiti@comcast.net>
Sent: 6/17/2020 10:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Dominic Laiti
Hamilton, 20158

From: Dominic Laiti <laiti@comcast.net>
Sent: 6/17/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dominic Laiti
Hamilton, 20158

From: Jennifer Young <jenniferyoung1922@gmail.com>
Sent: 6/17/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

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In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jennifer Young
Charles Town, 25414

PS Longtime Mayor Dave Hamill never would have wanted this to happen to his beloved Ranson, WV. He envisioned a beautiful mixed development of residences and small businesses.

We moved to Jefferson County, WV for the beauty and peaceful environment. If you do this, you will lose residents en masse to less polluted areas. How could you even think of this?

From: Autumn Schuler <Autumn.hollyhighfarm@gmail.com>
Sent: 6/17/2020 10:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Autumn Schuler
Marshall, 20115

From: Missy Pope <missl15@aol.com>
Sent: 6/17/2020 10:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Missy Pope
Martinsburg, 25403

From: Jennifer Liskiewicz <jenniferrich72@gmail.com>
Sent: 6/17/2020 10:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Jennifer Liszkiewicz
Charles town, 25414

From: Teace Noel <wvnoels@gmail.com>
Sent: 6/17/2020 11:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Teace Noel
Shepherdstown, 25443

From: Elisabeth Langendorf <langendem@mindspring.com>
Sent: 6/17/2020 11:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please, consider that the visitors to your area are deeply concerned about the effects of the comprehensive plan and it's environmental influence on a vast area, all the way to the Chesapeake Bay. Thank You in advance for your foresight!

Sincerely,

Elisabeth Langendorf
Hampstead, 21074

From: sheldon fischman <shelhfisch@aol.com>
Sent: 6/17/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Besides what is below....VOTE NOOOOOOOOOOOOOOOOOOOOOOOOOOOOO.

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Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

sheldon fischman
harpers Ferry, 25425

From: Miranda Palladino <mirandapalladino@gmail.com>
Sent: 6/17/2020 11:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Miranda Palladino
Hagerstown, 21740

From: Doris Keil-Shamieh <dks3405@yahoo.com>
Sent: 6/17/2020 11:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

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The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Doris Keil-Shamieh
Jefferson, 21755

From: Ellen Hoffman <ellenshof@hotmail.com>
Sent: 6/17/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ellen Hoffman
Shepherdstown, 25443

From: Molly Nathanson <mollyrn1@yahoo.com>
Sent: 6/17/2020 11:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

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Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

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The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Molly Nathanson

From: Caroline Mackall <MackallC@yahoo.com>
Sent: 6/17/2020 11:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Caroline Mackall
Charles Town, 25414

From: Katherine Hutson <bearandhawk@gmail.com>
Sent: 6/17/2020 11:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Katherine Hutson
Shepherdstown, 25443

From: Salle Mickey <salle.mickey@yahoo.com>
Sent: 6/17/2020 11:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Salle Mickey
Shepherdstown, 25443

From: Nancy Hubert <nahubert@comcast.net>
Sent: 6/17/2020 11:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Nancy Hubert
Charles Town, 25414

From: Susan Whitmire <susanw863@aol.com>
Sent: 6/17/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Susan Whitmire
Arlington, 22203

From: Katherine Hutson <bearandhawk@gmail.com>
Sent: 6/17/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

As a high school teacher, I am extremely concerned about this issues of equity and environmental injustice. Also, my daughter lives in Bakerton, which is not very far from the proposed Rockwool sight. If the air and water quality is ruined by Rockwool, the value of her property will also be ruined. She has worked hard as a public librarian to purchase a home and I do not want to see her property become devalued or worse due to the building of an industrial plant close to her home.

Sincerely,

Katherine Hutson
Shepherdstown, 25443

From: Katherine Hutson <bearandhawk@gmail.com>
Sent: 6/17/2020 11:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

As an Earth Science teacher and 25 year resident of Shepherdstown who has well water, I am urging you to take into consideration the karst topography of this region and make the right choices for the quality of life for residents of the Eastern Panhandle of WV. Please don't destroy what we have here!

Sincerely,

Katherine Hutson
Shepherdstown, 25443

From: Charles Houston <CharlesHouston3@yahoo.com>
Sent: 6/17/2020 11:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

This damn plant will emit particulates over our farm and harm our horses. DO NOT APPROVE IT.

Sincerely,

Charles Houston
Paeonian Springs, 20129

From: Krista Powell <kristapowell1@yahoo.com>
Sent: 6/17/2020 11:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

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Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Krista Powell
Shepherdstown, 25443

From: Katie Thompson <katie.lee.nolan@gmail.com>
Sent: 6/17/2020 12:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

I've lived in this area my entire life, and seeing the incredible improvements of Jefferson County is inspiring. Downtown Charles Town becomes more popular each year, filled with historical significance as well as trendy dining and shopping options. I love showing off our little town to visitors.

I am also a Race Director for multiple races, including one of the largest in West Virginia. These events bringing in thousands of visitors each year, and support local and small businesses. Mass industrialization will only hurt our rural community.

Tourism is far more valuable to the success of not only our county, but our state. Please don't ruin our community.

Sincerely,

Katie Thompson
Charles Town, 25414

From: Harrison Harner <Lharner@frontier.com>
Sent: 6/17/2020 12:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Harrison Harner
Harpers Ferry, 25425

From: Kristine Mumaw <Kmm749628@gmail.com>
Sent: 6/17/2020 12:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

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Sincerely,

Kristine Mumaw
Charles Town, 25414

From: Roderick Nussey <rnussey@mail.usf.edu>
Sent: 6/17/2020 12:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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CHARLES TOWN, 25414

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Sent: 6/17/2020 12:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Nancy Hubert
Charles Town, 25414

From: Jason Brier <pincoat@gmail.com>
Sent: 6/17/2020 12:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jason Brier
Martinsburg, 25405

From: Nellie Davis <nellierosedavis@yahoo.com>
Sent: 6/17/2020 12:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nellie Davis
Thomas, 26292

From: Victoria Bokum <torimiller182@gmail.com>
Sent: 6/17/2020 12:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

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The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

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Sincerely,

Victoria Bokum
Charles Town, 25414

From: Neva Clayton <nevaclay@aol.com>
Sent: 6/17/2020 12:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Neva Clayton
Bridgewater, 22812

From: Jane Zinstein <jane@charlestowncottagecompany.com>
Sent: 6/17/2020 12:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Why would Jefferson County or the State of West Virginia want to destroy this historic area, that people from the surrounding States move to for tranquility, less traffic, to enjoy the great outdoors, along with incredible architecture and history? This county with it's Casino, Race Track, Entertainment Center along with all the other activities does very well compared to the other Counties in this State. If the Governor is looking for an area to destroy, why not do it in his backyard, say Greenbrier area?

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically

higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wildlife. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done without representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Jane Zinstein

From: William Walls <wjefwalls@yahoo.com>
Sent: 6/17/2020 13:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Walls
Hillsboro , 20132

From: Jennings Stambaugh <Phidelt75@gmail.com>
Sent: 6/17/2020 13:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jennings Stambaugh
Lovettsville, 20180

From: Nancy Burress <kitwic@yahoo.com>
Sent: 6/17/2020 13:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Nancy Burress
Charles Town, 25414

From: Lisa Boyer <Thepetcompanion@gmail.com>
Sent: 6/17/2020 13:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Lisa Boyer
Charles Town, 25414

From: Brittany McDonough <Brittanyerin@aol.com>
Sent: 6/17/2020 13:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Brittany McDonough
Shepherdstown, 25443

From: Katy Davis <xkay42x@gmail.com>
Sent: 6/17/2020 13:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

PLEASE listen to the voices of the people who live on and thrive off of this land. I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Katy Davis

From: Skye Allen <Mycookiemanager1296@gmail.com>
Sent: 6/17/2020 13:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Skye Allen

From: Kathryn Davis <katykaydavis@gmail.com>
Sent: 6/17/2020 13:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

It is so important to listen to the voices of residents who are directly impacted by decisions such as these. I IMPLY you to read this information and hear the many who oppose this rezoning, including me, a resident and voter in Northern Virginia.

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathryn Davis
Arlington, 22201

From: Marian Willauer <mwillae@shepherd.edu>
Sent: 6/17/2020 13:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Marian Willauer
Harpers Ferry, 25425

From: Katharine Byron <windwardfarm@lycos.com>
Sent: 6/17/2020 13:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Ranson should not be annexing property which clearly is within county property limits. It's too far from Ranson to make sense.

Also, Ranson's plans for the property do not comply with the long term county planning and aren't right for the county. If Ranson wants to put in a Rockwool plant in the existing Ranson perimeter, then so be it. That should be up to Ranson residents to have a say. But don't subject nearby county residents to this crazy planning tactic.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Katharine Byron
Shepherdstown, 25443

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Sent: 6/17/2020 13:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

John Rector

From: Jacqueline Rector <jacqui@1cor1613.com>
Sent: 6/17/2020 13:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jacqueline Rector
Charles Town, 25414

From: James Lehman <jlehman21740@outlook.com>
Sent: 6/17/2020 13:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in West Virginia and neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents and West Virginia residents alike.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland and West Virginia. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

all of these problems mentioned would have profound effect on generations to come in both Maryland and West Virginia because of particulate matter which puts residents in both states at higher risk of asthma, cancer, diabetes, mental health issues, cardiovascular disease and Alzheimer's. all of which would put a strain on both states health systems, So I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in your own and neighboring states.

Sincerely,

James Lehman
Hagerstown, 21740

From: Susan Womeldorf, MD <s_womeldorf@hotmail.com>
Sent: 6/17/2020 13:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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OUR CHILDRENS HEALTH, OUR ENVIRONMENT AND THE TOUURISM DOLLARS THAT ARE BROUGHT IN BY OUR NATURAL AND HISTORICAL ENVIRONMENT ARE UNDER THREAT.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Susan Womeldorf, MD
Shepherdstown, 25443

From: Heather Thorn <h_aileen@yahoo.com>
Sent: 6/17/2020 13:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County. Heavy industrial use is incompatible with residential and institutional land use. The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Although the county doesn't appear to be held to environmental justice regulations, I do think the county needs to consider that the location will be harming students and residents particularly disadvantaged by race and/or income. West Virginia has always had a legacy of short selling our health and natural resources to stimulate the economy only to find later the associated health costs are considerable and can be more than the perceived economic gain.

As someone who lives within three miles of the proposed facility and purchases all of our food within five miles of the facility, I do also have significant concerns about the adequacy of the risk assessment and the additional cancer and non cancer risks that my family will ensure as a result of the proposed heavy industry.

Please vote no.

Thank you for your consideration.

Sincerely,

Heather Thorn
Shepherdstown, 25443

From: Carolyn Thomas <crthomas25443@gmail.com>
Sent: 6/17/2020 13:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carolyn Thomas
Shepherdstown, 25443

From: Kelly Dougherty <kmd091772@aol.com>
Sent: 6/17/2020 13:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Kelly Dougherty
Union Bridge, 21791

From: Melanie Lease <nicolebyd@aol.com>
Sent: 6/17/2020 13:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

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Sincerely,

Melanie Lease
Shepherdstown, 25443

From: Lynn Lewis <lynnlewis43@gmail.com>
Sent: 6/17/2020 13:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Lewis
Shepherdstown, 25443

From: Amber Myers <ambeergaylemyers@gmail.com>
Sent: 6/17/2020 14:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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To the members of the council:

I am writing to urge you to please vote no on ordinance #2017-302. I am an Environmental Planner and concerned current resident of Shepherdstown (Kearneysville Pike) and am deeply concerned about the impacts of allowing heavy industry to operate in Ranson.

I was born and raised in the Southern part of West Virginia - also known as the Chemical Valley - and I knew from a very young age that I would never be a long term resident, establish roots, or raise a family in that toxic region of our state. I moved away for college and ended up spending the better part of the last two decades in New York, establishing a professional career that I would have no hope of achieving within the economically deprived borders of West Virginia.

It was always a hope of mine to find a way to return to the state someday, and so two years ago, I did just that. I relocated and began to re-establish my life in the Eastern Panhandle of WV - a beautiful part of our state that allows for peaceful, rural living with convenience and access to business/job opportunities in the DC/VA/MD cities.

Unfortunately and to my surprise, just about the time I arrived here, I learned that our community was in the middle of a development battle with Rockwool - facing immediate and immense threats to the land, air and water in Ranson, surrounding areas, and the entire EP region. I was devastated...

Why do this state and our representatives continuously make decisions that are detrimental to the health, wellbeing and FUTURE of West Virginia? Literally, every other part of this state has prioritized industry and shitty business deals over the interests of the people. Why do you feel

compelled to follow in their footsteps? The one good thing that the state has going for it is the Eastern Panhandle... Please don't turn it into another Chemical Valley!

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan states that the city must ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” The council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amber G. Myers
Shepherdstown, 25443

From: Ambeer Myers <ambergaylemyers@gmail.com>
Sent: 6/17/2020 14:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Ambeer Myers
Shepherdstown, 25443

From: Susan Haney <susanhaney58@hotmail.com>
Sent: 6/17/2020 14:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Susan Haney
THURMONT, 21788

From: Michelle King <amking91@verizon.net>
Sent: 6/17/2020 14:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

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The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

1st Rockwool, now this- really!!! Why not just say no equines/equestrian businesses welcome!

Sincerely,
Michelle King

Purcellville , 20132

From: Paula Jean Swearengin <Paula@paulajeans.com>
Sent: 6/17/2020 14:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I'm Paula Jean Swearengin, and I'm running for US Senate. I urge you to vote NO on ordinance #2017-302. This Ordinance runs contrary to comprehensive plan of the City of Ranson, which states (in part):

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

Rockwool clearly risks the health, safety, and welfare of the community. This ordinance is not moral.

We know that "The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community."

This ordinance is also not sensible. Rockwool will harm other industries that are the pillars of the local economy, including agriculture, tourism, and more—and because of the karst geology, it will also threaten the region's water. This land is not suited to the use of this type of heavy industry.

Further, installing this polluting eyesore would damage the property values of the hardworking citizens of Jefferson County in order to enrich lobbyists, shareholders, and executives. This ordinance is unethical.

The city's duty is to ensure the welfare of its citizens, and this ordinance endangers them. It is not moral, sensible, or ethical. I urge the council to choose the side of the citizens of Jefferson County, and vote no on the zoning change proposed in ordinance #2017-302.

Sincerely,

Paula Jean Swearengin
Coal City, 25813

From: Joette Borzik <pep4223@comcast.net>
Sent: 6/17/2020 14:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joette Borzik
Shenandoah Junction, 25442

From: Tim Stark <tim_0802@msn.com>
Sent: 6/17/2020 14:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Tim Stark
Shepherdstown, 25443

From: Shelly Stearns <143shelly@gmail.com>
Sent: 6/17/2020 14:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Shelly Stearns

From: Erica Carbone <Ericastory2@hotmail.com>
Sent: 6/17/2020 14:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Erica Carbone
Harpers Ferry, 25425

From: Wil H <woodsong_wv@msn.com>
Sent: 6/17/2020 14:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Wil H
Hedgesville, 25427

From: Cara LaVigne <celavigne@frontier.com>
Sent: 6/17/2020 14:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Cara LaVigne

From: Kathryn Emswiler <ksemswiler@yahoo.com>
Sent: 6/17/2020 14:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

I retired from Loudoun County Schools in 2015 and decided to return to teaching in my home county of Jefferson. Our children deserve the best education and a safe, clean environment. As leaders of this county, let's invest in their future. Having a county where corporate interests are placed before the well-being of its citizens, and more importantly, its children, is not a place one would want to live or work. Jefferson County loses if Rockwool wins.

Sincerely,

Kathryn Emswiler
Charles Town , 25414

From: Barbara Trader <btrader72@gmail.com>
Sent: 6/17/2020 15:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

WE DON'T NEED ANY MORE POLLUTANTS IN OUR AIR AND WATER! Please think about the health of people and vote NO.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Barbara Trader
Frederick, 21701

From: Lisa Long <3doglong@frontier.com>
Sent: 6/17/2020 15:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Lisa Long
Shepherdstown, 25443

From: Barbara Schectman <Bschectman@comcast.net>
Sent: 6/17/2020 15:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

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The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Barbara Schectman
Frederick , 21701

From: Leann Nizzarda <leannmarie67@gmail.com>
Sent: 6/17/2020 15:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Leann Nizzarda
Frederick, 21702

From: Maryrose Wilson <Mimilagro@yahoo.com>
Sent: 6/17/2020 15:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Sincerely,

Maryrose Wilson
Union Bridge , 21791

From: Peter Vorac <pvorac@comcast.net>
Sent: 6/17/2020 15:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Peter Vorac
Jefferson, 21755

From: richard freer <rfreer@cbi-biotech.com>
Sent: 6/17/2020 15:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I am co-owner of Warm Springs Racing, LLC and am writing on their behalf.

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

richard freer
Shenandoah Jct , 25442

From: Josephine freer <jifreer@discoverygroup.biz>
Sent: 6/17/2020 15:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Josephine freer
Shenandoah Jct, 25442

From: David Klinger <jacksonnewf@aol.com>
Sent: 6/17/2020 15:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I lived in the Eastern Panhandle of West Virginia for 14 years, between 1998 and 2012. I am intimately familiar with Ranson, Jefferson County, and the site proposed for the contemplated Rockwool industrial development. I am also technically well-versed on the peculiar variabilities of building on karat topography, having initiated litigation in 2004 against the Berkeley County Planning Commission on proposed residential development in the Whiting's Neck section of Berkeley County that would have compromised groundwater in that area. That litigation ("Concerned Citizens of Whiting's Neck vs. Berkeley County Planning Commission") ultimately went to the West Virginia Supreme Court for appellate review.

It is inconceivable to me that Ranson and Jefferson County have allowed the proposed Rockwool development to proceed with this level of accommodation, without sufficient, in-depth analysis of the impacts of a dirty industrial operation on groundwater, land use, and social concerns that a city's comprehensive plan seemingly values. Your decision on this ordinance could either allow a series of tragic mistakes to proceed and be compounded ... or could be the start of a much-needed reanalysis of a project fraught with environmental and social concerns which, heretofore, have been insufficiently considered.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City.

Sincerely,

David Klinger
Boise, Idaho, 83702

From: William Grinnan <Bgrinnan3@gmail.com>
Sent: 6/17/2020 15:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Grinnan
Martinsburg, 25405

From: Jennifer Hayes <jhayes3131@yahoo.com>
Sent: 6/17/2020 15:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jennifer Hayes
Shepherdstown, 25443

From: Terrina Long <Tenee38@live.com>
Sent: 6/17/2020 16:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Terrina Long
Harpers Ferry , 25425

From: WILLIAM C SPARE <billspare@comcast.net>
Sent: 6/17/2020 16:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

WILLIAM C SPARE
middletown, 21769

From: Martha Polkey <mp@budiansky.com>
Sent: 6/17/2020 16:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I'm a western Loudoun County farmer who has agritourism events at my farm, and who enjoys visiting the Shepherdstown/Harpers Ferry area for its restaurants, historic areas, and scenic beauty. Construction of the Rockwool Plant will be detrimental both to my farm's profitability and your area's tourism economy.

I have read the Forbes Magazine piece on how this plant was approved, and there is no question that elected officials' reputations have been sullied by how this project was sprung on citizens without their input or approval. But you have a chance to regain the respect of your constituents.

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to

achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Martha Polkey
Leesburg, 20176

From: Loretta Schoettler <STONYRIDGEFARMWV@GMAIL.COM>
Sent: 6/17/2020 16:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Loretta Schoettler
HARPERS FERRY, 25425

From: Monica Moro <monic3@verizon.net>
Sent: 6/17/2020 16:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Monica Moro
Purcellville, 20132

From: Fanny Chang <fsmchang@gmail.com>
Sent: 6/17/2020 16:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Fanny Chang
Kearneysville, 25430

From: Kathleen Hays <kithays@aol.com>
Sent: 6/17/2020 16:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathleen Hays
Charles Town , 25414

From: Lynne Fry <lynnewfry@gmail.com>
Sent: 6/17/2020 16:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The concentration of daycare centers and schools within a few miles of the area make the rezoning particularly dangerous. It is outrageous that Ranson would be risking the health and development of its most vulnerable citizens, its children, by allowing the levels of air pollution

emitted by industrial facilities permitted by the rezoning. The pollution levels will be compounded as more heavy manufacturing companies choose to locate in the area.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Lynne Fry
Harpers Ferry, 25425

From: Patrice Gallagher <pgallj@aol.com>
Sent: 6/17/2020 16:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Patrice Gallagher
FREDERICK, 21701

From: Mark Gregory <madogr2@gmail.com>
Sent: 6/17/2020 16:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Having read several reasons why this ordinance is not in the best interests of most citizens of West Virginia and Maryland, I respectfully request that you VOTE NO on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in my own state of Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable adverse influence on the quality of life in neighboring states.

Sincerely,

Mark Gregory
Frederick, 21701

From: Levi Pellegrin <Levibpellegrin@gmail.com>
Sent: 6/17/2020 17:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Levi Pellegrin
Shepherdstown, 25443

From: Gerard Pugliese <gpugliese@comcast.net>
Sent: 6/17/2020 17:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

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Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Gerard Pugliese
Frederick, 21701-6809

From: Carolyn Thomas <carolynthomas@aol.com>
Sent: 6/17/2020 17:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carolyn Thomas
Purcellville, 20132

From: Gerard Pugliese <gpugliese@comcast.net>
Sent: 6/17/2020 17:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Gerard Pugliese
Frederick, 21701-6809

From: George Smith <Smittyhdroadking@yahoo.com>
Sent: 6/17/2020 17:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

George Smith
Harpers Ferry, 25425

From: Scott Seeberger <seeberger@aol.com>
Sent: 6/17/2020 17:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Scott Seeberger
Bluemont, 20135

From: Susan Lewis <susan@susanrlewis.com>
Sent: 6/17/2020 17:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

As a resident of Shepherdstown, I am greatly concerned about the impact of the types of industry allowed in the proposed rezoning. The impact to the residents of this community and county, especially our children and those with compromised breathing of which I am one, would be negative. One of the things that drew me to this area was its rural atmosphere and clean air. This type of industry would not be compatible with what was intended for the property affected by the proposed rezoning. The negatives relating to the health of the environment and the residents far outweigh the few jobs that will be provided.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term

economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Susan Lewis
Shepherdstown, 254431832

From: Janice Carduner <jbcarduner@yahoo.com>
Sent: 6/17/2020 17:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Janice Carduner
Frederick, 21701

From: Alison Beman <elafala@aol.com>
Sent: 6/17/2020 17:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in West Virginia AND neighboring states such as Maryland.

I am appalled that you would even consider this ordinance! The mature karst hydrogeology of this area clearly shows that the groundwater aquifer is highly sensitive to contamination from surface activities. If you propose that heavy industry would NOT create negative surface activities, you are NOT being realistic.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to

be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Alison Beman
Gaithersburg, 20878

From: Todd Lewis <JToddLewis1@gmail.com>
Sent: 6/17/2020 17:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

The types of industry allowed by the zoning proposed in Ranson Municipal Code § 19-20 and Chapter 19A, Article 1: 'Jefferson Orchards' Reallocating Transect Districts (District 8, Tax Map 12, Parcel 1), especially given the definition of "Special District - Industrial" as used for the purpose of Ordinance #2017-302, do not support the spirit of a mixed-used residential area, nor contribute to the categories of industrial activity compatible with the economy and health of neighboring towns, including Shepherdstown.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson

County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Todd Lewis
Shepherdstown, 25443-1832

From: Gracie Chaney <graciechaney21@gmail.com>
Sent: 6/17/2020 17:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Gracie Chaney

From: David Viteri <dviteri@belfortfurniture.com>
Sent: 6/17/2020 17:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

David Viteri

From: Kim Larson <Kllkimmer@comcast.net>
Sent: 6/17/2020 17:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kim Larson
Paris, 20130

From: Priscilla Rodd <wvarodd@hotmail.com>
Sent: 6/17/2020 17:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish. Furthermore, one of my good friends is Principal Nicole Johnson of North Jefferson Elementary. She is a cancer survivor who would be at risk if she has to deal with more pollution on a regular basis. Beyond Principal Johnson, I am a local educator and am friends with many other fine people who work at North. They give their hearts and time to this vulnerable population of students, and the least we can do to reward their efforts is protect their health.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Priscilla Alden Rodd
Charles Town, 25414

From: Debbie Satorius <debbiesatorius@gmail.com>
Sent: 6/17/2020 17:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I live on the east side of the mountain that has Maryland Heights trail & scenic overlook. We use Weverton to access the C & O to bike & walk on to Harpers Ferry 3 times a week. Please do not pollute this beautiful area of our lovely region that offers enjoyment to so many. So many tourists come to this area for the same reason we love it so much. Don't sell this beautiful land to water & air pollution! Safe it for future generations to enjoy! Don't be short sighted please!!!!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of

wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Debbie Satorius
Knoxville, 21758

From: Rhonda Turman <rturman@comcast.net>
Sent: 6/17/2020 17:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

The well being of humans and other animals should always matter more than corporate profits. The horse industry is particularly significant to Jefferson County and its residents. It would be a big mistake to harm the health of either in pursuit of a few jobs added by bringing in a known polluter to operate in the area. Look for clean industries and technologies that complement the existing economy and benefit the citizens without harmful effects.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models,

these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers,

small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning

change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302

Sincerely,

Rhonda Turman
Millwood, 22646

From: Mary Mattlage <greenhavenstudio@comcast.net>
Sent: 6/17/2020 17:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I am a resident of Jefferson County and moved here 4 years ago from CA. The drought and wildfires there were getting worse and I thought this area would be free from such environmental disasters. Having grown up in Martinsburg I knew that the Eastern Panhandle was a desirable location and I thought the area given its unique Karst geology would never be considered for industrial growth. Also the historical significance of this area dating back to the origins of our nation. We have thrived here and have no need for industrial jobs. It is a stupid idea. Residential growth, agriculture, tourism and all the uniqueness that makes us a desirable place to live will be destroyed.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term

economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mary Mattlage
Shepherdstown, 25443

From: Alex Korovin <alexander.korovin@proquest.com>
Sent: 6/17/2020 17:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure, with the natural and historic resources tourists flock to see each year, and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychological midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of

Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the *Atmospheric Environment* titled "Impaired Visibility: The Air Pollution People See." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in *Environment and Behavior* found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a

critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

I am a resident and property owner in the Shannondale area, which is about 15 miles downwind from the Jefferson Orchards site. According to their WV DEP permit, the proposed Rockwool plant will emit 392 tons of hazardous air pollutants per year -- and that doesn't even account for the heavy truck traffic, which will operate 24 hours per day. I plan to retire here in 10-12 years, but lung cancer and emphysema were not part of my retirement plans. The proposed industrial development of the Jefferson Orchards site will lower our property values, by making Jefferson county an unattractive place to live and work. As is well known, the proposed Rockwool plant will be across the street from an elementary school, and within two miles of four public schools, which together educate 30% of students in Jefferson County. The rezoning of the Jefferson Orchards site for heavy industry in 2017 has got to be the most disastrous and irresponsible public policy decision I have ever witnessed in my lifetime. It is unconscionable to risk the health of thousands of children, and the quality of life of thousands of Jefferson County residents like myself, all in exchange for just 150 jobs. The costs clearly outweigh the benefits!

The dangerous health effects and negative economic consequences from the industrial pollution that this rezoning will allow will be born out over the length of people's lives and that of their decedents. It is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Alex Korovin
548 Lakeside Drive
Harpers Ferry, WV 25425
(304)-728-2143
alexander.korovin@proquest.com

From: Sara Goad <Sarary33@hotmail.com>
Sent: 6/17/2020 18:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

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The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Sara Goad
Harpers's Ferry, 25425

From: Michael Peterson <mpeterson4508@gmail.com>
Sent: 6/17/2020 18:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Michael Peterson
Myersville, 21773

From: Thomas Moro <Tdmoroua@gmail.com>
Sent: 6/17/2020 18:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Thomas Moro
Purcellville , 20132

From: Carol Moro <Lazylady295@gmail.com>
Sent: 6/17/2020 18:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Carol Moro
Purcellville, 20132

From: Bethany Hall <shadowfootchild@gmail.com>
Sent: 6/17/2020 18:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Bethany Hall

From: Beth Brent <bethbrent@gmail.com>
Sent: 6/17/2020 18:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302.

Harpers Ferry is my home. I've volunteered hundreds of hours planting trees, monitoring and taking care of Elks Run, serving on local boards to include the Eastern West Virginia Community Foundation, and providing free art classes to local youth. Most of these activities happen outside within 10 miles of the proposed industrial zone. I am asking you to do what is best for the health of all community members. I don't understand the rationale that industry will provide much needed jobs when there is no guarantee those jobs won't be made obsolete by technology, and the pre-covid unemployment rate was relatively low in this region. Why would you put so many people's health at risk for a relatively small number of jobs? And once you zone this industrial you can't take it back.

Can you guarantee that there will be no leakage of harmful chemicals into the Elks Run, the headwaters of which is dangerously near if not in the proposed industrial zone? Elks Run provides the drinking water for Harpers Ferry.

If for no one else but the hundreds of children who go to school within five miles of the proposed industrial zone please vote NO. Nothing is worth putting their health at risk, also something you can't take back or fix.

This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits.

Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and die tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Beth Brent
Harpers Ferry, 25425-3104

From: Lorraine Blaydes <blaydeslh@aol.com>
Sent: 6/17/2020 18:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lorraine Blaydes
Hagerstown, MD, 21742

From: Sandra Clark <sclarkpurchases@gmail.com>
Sent: 6/17/2020 18:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.
Sincerely,

Sandra Clark
Mount Airy, 21771

From: Bonnie Good <brgood@wildblue.net>
Sent: 6/17/2020 18:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Bonnie Good
Bluemont , 20135

From: Lisa Jarosinski <lisajaro@aol.com>
Sent: 6/17/2020 18:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lisa Jarosinski
MOUNT AIRY, 217714948

From: Lydia LaGue <lydia.goble.lague@att.net>
Sent: 6/17/2020 19:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland, not to mention your own Ranson & surrounding area residents! Please pay attention to the science - it will be too late to try to undo the damage later.

The Potomac River provides DRINKING WATER and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known KARST TERRAIN. This water will be contaminant from several sources including PARTICULATE MATTER that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to CONTAMINATION by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, SINKHOLES are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the WELFARE OF THE COMMUNITY. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

AIR POLLUTION poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

THANK YOU VERY MUCH for reading this letter and truly contemplating the potential hazards of this proposed zoning and its likely threats to a clean, safe, & healthy environment for ALL VA & MD residents.

Sincerely,

Lydia LaGue
Frederick, 21701

From: Janet Bailey <janetbailey1150@gmail.com>
Sent: 6/17/2020 19:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Janet Bailey
Shenandoah Junction, 25442

From: Belinda Moore <bbmoore105@yahoo.com>
Sent: 6/17/2020 19:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Belinda Moore

From: Stephanie Moore <charizard.lover.4@hotmail.com>
Sent: 6/17/2020 19:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

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This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

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This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Stephanie Moore

From: David Ward <davewsward@gmail.com>
Sent: 6/17/2020 20:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302.

As a hydrogeologist with 45 years of experience, my primary concern is the subsurface impact to the hydrogeology. The area is simple not right for this type of industry. The potential negative impact on groundwater, both quality and quantity is very significant. It simple does not make sense to allow such development in this karst region.

Please vote no on the ordinance #2017-302.

Sincerely,

David Ward
Lovettsville, 20180

From: Debra Chan <debraj.chan@outlook.com>
Sent: 6/17/2020 20:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Debra Chan
Kearneysville , 25430

From: Rita Bumgardner <Rbumgardner17@comcast.net>
Sent: 6/17/2020 20:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Rita Bumgardner

From: Sarah Myers <sarah.myers.basket@gmail.com>
Sent: 6/17/2020 20:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Sarah Myers
Shepherdstown, 25443

From: Andrew Singletary <awsarch@gmail.com>
Sent: 6/17/2020 20:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Andrew Singletary
Shepherdstown, 25443

From: Sharon Garlena <sharong0722@gmail.com>
Sent: 6/17/2020 20:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

As a good neighbor, I'm respectfully requesting that you do the right thing on behalf of "We the People" and vote NO on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in your own state much less us in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sharon Garlena
Frederick, 21703

From: Bethany Williams <bgracewilliams@gmail.com>
Sent: 6/17/2020 20:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Bethany Williams
Charles Town, 25414

From: Charles Witt <protectthe2nd1976@gmail.com>
Sent: 6/17/2020 20:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Charles Witt
Lovettsville , 20180

From: Pia Peltola <Piakpeltola@gmail.com>
Sent: 6/17/2020 20:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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VOTE NO ON ORDINANCE #2017-302!

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the

health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it.

Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Pia Peltola
Shepherdstown, 25443

From: Susan Ewald <Sbus@alwaysthinking.com>
Sent: 6/17/2020 20:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Living in a home on well water, and growing my own food, I have serious concerns about the toxic chemicals that will drift over my home and find their way into our drinking water and food.

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Ewald
Hillsboro, 20132

From: Keith Pingley <Kpingwv@ail.com>
Sent: 6/17/2020 20:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Hello , I am asking you on a personal level to vote no #2017-302 Even though my address says Shenandoah Jct, I live less then a half mile from this site. I can hear all the activity that has been going on for the pass year and half from my front porch. And it is not pleasant . One could say it is just construction - No it is not just construction, when you can hear dump trucks dumping their loads. That is too close to a residential subdivision (Shenandoah farms) in which I live. We can not get city treated water where I live. So can you guarantee me that if you allow this heavy industry site that I will have clean water as I do now and guarantee me the noise from all the trucks and factory operations will not be noise nuisance/pollution at my house and that I will be breathing air that is not bad????? No I don't think you can guarantee this!! Attempting to have heavy industry In this area is a very bad idea. And it doesn't take someone with a degree in science to know that If you live in this area, you would know how the water, noise and air moves about the landscape.

Don't be scared that Rockwool will sue. If you vote no. They were asked to stop early in their start of the build. They knew they were building at their own risk. And they elected to keep building.

Please vote no.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates

through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be “extremely vulnerable to pollution” due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP's own karst guidance: "attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination." Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it "inadequate to safeguard the public and the environment." We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that "Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age." Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA's Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory.

Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Keith Pingley
Shenandoah Jct, 25442

From: Greg Yuhasz <gregyuhasz@gmail.com>
Sent: 6/17/2020 20:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Please vote no on the ordinance #2017-302.

Sincerely,

Greg Yuhasz
Kearneysville, WV 25430

From: TJ Roch <kenya0863@mail.com>
Sent: 6/17/2020 20:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

TJ Roch
Hagerstown , 21742

From: Shanika McCloud <Shanikabrown08@yahoo.com>
Sent: 6/17/2020 20:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Shanika McCloud
Charles Town, 25414

From: Sabrina Massett <sabrinamassett@gmail.com>
Sent: 6/17/2020 21:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

My mother lived in random for many years. I attended shepherd college in the 70s. These beautiful small towns are local gems and the Potomac river way a national treasure. Please don't sacrifice it for industry!

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sabrina Massett
Thurmont, 21788

From: Lynn Sevall <tllysvlls71@aol.com>
Sent: 6/17/2020 21:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Lynn Sevall
Shepherdstown, 25443

From: Cherif Oubouzar <cowbuzzer@yahoo.com>
Sent: 6/17/2020 21:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Cherif Oubouzar
Kearneysville, 25430

From: Monica Greene <monica.greene@yahoo.com>
Sent: 6/17/2020 21:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Monica Greene
Bowie, 20715

From: Elke Matthews <yonaguska00@aol.com>
Sent: 6/17/2020 21:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Elke Matthews
Charles Town, 25438

From: Dirick Cummins <Jcumminsiv@gmail.com>
Sent: 6/17/2020 21:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dirick Cummins
Shepherdstown, 25443

From: Suzette Wimer <susiewimer@yahoo.com>
Sent: 6/17/2020 21:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Suzette Wimer
Ranson, 25438

From: Diane Keener <diane.keener@gmail.com>
Sent: 6/17/2020 22:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Diane Keener
Ranson, 25438

From: Max Gold <maxagold@comcast.net>
Sent: 6/17/2020 22:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

As a citizen of Jefferson county I agree with the above statement. In my view it comes down to a simple analogy. Would you build your house in a swamp or on solid ground? Geologically speaking the karst is like swiss cheese not really suitable for heavy industry. In addition the downside risk of the Rockwool plant is enormous and should a failure in the holding pond occur the entire aquifer would be at risk of contamination. Last figure I heard was that there were over 10,000 private wells in the county. Who will pay for the damage done when Rockwool can simply declare bankruptcy? Just my 2 cents.

Sincerely,

Max A Gold
CHARLES TOWN, 25414

From: Roland Jacobs <Rolliejacobs@msn.com>
Sent: 6/17/2020 22:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Roland Jacobs
Harper's Ferry WV, 25425

From: Greg Smith <gregster090@gmail.com>
Sent: 6/17/2020 22:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Greg Smith
Harpers Ferry, 25425

From: Lars Prillaman <Lara.prillaman@gmail.com>
Sent: 6/17/2020 22:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lars Prillaman

From: Christina StClair <Christinacousino@gmail.com>
Sent: 6/17/2020 22:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Please vote no and keep us all safe! Thank you for doing the right thing. People come first, not industries.

Sincerely,

Christina StClair
Lovettsville , 20180

From: Joseph Adams <adamsj@frontiernet.net>
Sent: 6/17/2020 22:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

When elected officials are sworn to secrecy and hide information from the people that were elected to represent is just wrong. Also a company that will not use its own name (Rockwool) knows that it's factory is harmful to the environment and to the people is around it is not worthy of doing business in our county.

VOTE NO on industries like Rockwool !!!!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects

are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer

development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joseph Adams
Shenandoah Junction, 25442

From: Jeff Tunkel <jwtunkel@gmail.com>
Sent: 6/17/2020 22:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Jeff Tunkel
Mount Airy, 21771

From: Karen Glennon <kkellyglennon@gmail.com>
Sent: 6/17/2020 23:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ranson Mayor and City Council members,

A personal comment to this letter. I am deeply concerned about all of the issues below but most of all, I am concerned that this state has no interest in deviating from it's historical past of selling out it's people, it's land and resources; leaving a wreckage of pollution and destruction; all for the profits of others, elsewhere. I am angry that the elected officials do not care for the will of the majority of the people, I am angry that they have violated their own comprehensive plan and sold us out, for a mere 150 jobs. I have come to truly hate this state, it's government and I cannot wait for my husband to retire and to leave and take our family with us. This state does not have any sort of future I want for myself or our children. Ranson has left a deeply negative impression upon me and I try to never drive through it, do business in it or otherwise allow a single penny of my hard earned money to land in it's pocket. It's a terrible feeling to truly hate where you live and to distrust the government, from the state level down to the local. Your insistance in building this polluting factory will harm people, will bring down property values and has sown seeds of distrust deep in the entire surrounding region and across state lines into Virginia and Maryland. I await better candidates and future elections and the date of my husband's retirement. I look forward to a state where better choices are made, where citizens are more involved, better educated, more intelligent and where the health and welfare of the land, the people and the economy are truly valued - because that isn't so here.

- Karen Glennon

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Karen Glennon
Shepherdstown, 25443

From: Sharon Wilt <Sw25442@aol.com>
Sent: 6/17/2020 23:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Sharon Wilt
Kearneysville, 25430

From: Lisa Giovarelli <lisagiovarelli@gmail.com>
Sent: 6/17/2020 23:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the street from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Thank you,

Lisa Giovarelli
Shepherdstown , 25443

From: Carol Vale <Alohavale@yahoo.com>
Sent: 6/17/2020 23:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Please respect the future generations and the Negative impact this will have.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated

subdivision and an elementary school already exit directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Carol Vale
Lovettsville, 20180

From: Kate Gelhard <dragonqat.co@comcast.net>
Sent: 6/17/2020 23:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Kate Gelhard
New Windsor, 21776

From: Dan Jeffers <Danjeffers76@gmail.com>
Sent: 6/17/2020 23:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dan Jeffers
Purcellville , 20132

From: Elizabeth Bauer <ebenvision@gmail.com>
Sent: 6/18/2020 00:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Elizabeth Bauer
Middletown , 21769

From: Mary B. Reed <marybreed@frontier.com>
Sent: 6/18/2020 01:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

In addition to the above, West Virginia has the highest Death Rate per 100,000 people in America per the World Life Expectancy website. The U.S. average is 731.91 while WV is 957.13 followed by Mississippi. In 2012, according to the Census Bureau, West Virginia was the only state where Death Rates exceeds Birth Rates. During 2010-2013, about 21,000 babies per year were born in West Virginia, but there were 24,000 deaths. In demographics, this is called a "net mortality society."

Not only does West Virginia have the highest Death Rate. It also ranks just above last place Mississippi for Life Expectancy. A Jefferson County man is expected to live almost 2 years longer than a Berkeley County man. Could this be from Jefferson only having 22 pounds on its TRI Report (Toxic Release Inventory) while Berkeley had over 426,000 pounds of toxins released in the air?

Looking at a West Virginia map of Death by Lung Disease (cancer not included) on the World Life Expectancy website shows an almost all red state (above average). There were 43 red counties above average deaths for lung disease, one blue county for below average, and 11 gray for normal. Jefferson County is gray now and Berkeley County is red. Will Jefferson County be red (above the average for death by lung disease)?

Voting No for the ordinance #2017-302 will keep Jefferson County in the normal range for deaths by Lung Diseases and you will be supporting the health, safety, and welfare of the community.

Sincerely,

Mary B. Reed
Kearneysville, 25430

From: Jeannette Bartelt <jmbartelt@gmail.com>
Sent: 6/18/2020 02:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Stop the destruction of Our Environment!

Sincerely,

Jeannette Bartelt
Frederick, 21702

From: Tracy Gravel <tracygravel@gmail.com>
Sent: 6/18/2020 02:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Tracy Gravel
Leesburg, 20176

From: April McCoy <AngelEyesMcCoy14@gmail.com>
Sent: 6/18/2020 03:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Mrs. April McCoy
shenandoah Junction, 25442

From: Jill Rowland <jillrowlandwv@gmail.com>
Sent: 6/18/2020 05:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Protect the equine trainers.

Keep the environment clean.

Sincerely,

Jill Rowland
Shepherdstown, 25443

From: Diane Haugh <Dthaugh@yahoo.com>
Sent: 6/18/2020 05:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

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Diane Haugh
Harpers Ferry, 25425

From: Jami Hadden <Jami.hadden@gmail.com>
Sent: 6/18/2020 06:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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From: Kara Durrschmidt <karapapin@hotmail.com>
Sent: 6/18/2020 06:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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From: Matthew Durrschmidt <msd7371@hotmail.com>
Sent: 6/18/2020 06:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Matthew Durrschmidt
Harpers Ferry , 25425

From: Matthew Young <mrmyoung71@hotmail.com>
Sent: 6/18/2020 06:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I think it's obvious that Rockwool and similar industrial sites are NOT what Ranson and our area needs. This was a dreadful mistake and will hurt Ranson and Eastern Panhandle in the long run. Please do not trade a few bucks now for the long-term detriment of our area.

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exist directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we

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Sincerely,

Matthew Young
Ranson, WV 25438

From: Alvyce Moore <wvsoccermom@hotmail.com>
Sent: 6/18/2020 06:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Alvyce Moore
Shenandoah Junction, 25442

From: Kathleen Cline <Nascarfan3@comcast.net>
Sent: 6/18/2020 07:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathleen Cline
Charles Town, 25414

From: Roman Hornich <roman.hornich@gmail.com>
Sent: 6/18/2020 07:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Roman Hornich
Shenandoah Junction, 25442

From: Bruce Appelgren <Baappelgren@comcast.net>
Sent: 6/18/2020 07:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please honor the work and memory of Mayor Hamill and reject this horrific decision to contaminate Jefferson County.

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated

subdivision and an elementary school already exit directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Bruce Appelgren
Charles Town, 25414

From: Maria Parisi <marias.stuff@yahoo.com>
Sent: 6/18/2020 07:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I've been shopping for a home. I will spend property taxes in Maryland if Rockwool and the industrial zone is not stopped.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Maria Parisi

Shepherdstown, 25443

From: Andy Billotti <trackmanmiami@live.com>
Sent: 6/18/2020 08:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Andy Billotti
Middletown, 21769

From: Sandra Green <Shadypines24@gmail.com>
Sent: 6/18/2020 08:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Sandra Green
Martinsburg , 25404

From: Suzanne Kemp <soolahhoops@gmail.com>
Sent: 6/18/2020 08:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Suzanne Kemp
Cascade, 21719

From: Sue Kemp <soolahhoops@gmail.com>
Sent: 6/18/2020 08:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Sue Kemp
Cascade, 21719

From: Andrea Mitchell <mom2mnl@gmail.com>
Sent: 6/18/2020 08:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

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In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

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The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Andrea Mitchell
Shepherdstown, 25443

From: Valarie Hudgins <sctr13val@aol.com>
Sent: 6/18/2020 08:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Valarie Hudgins
Ranson, 25438

From: Elvis Hudgins <impalas64n95@hotmail.com>
Sent: 6/18/2020 08:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Elvis Hudgins
Ranson, 25438

From: Zach Morse <Zmorsegrad@gmail.com>
Sent: 6/18/2020 08:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Zach Morse
Harper's Ferry, 25425

From: Charles Miller <Miller_charles@live.com>
Sent: 6/18/2020 08:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Charles Miller
Shepherdstown , 25443

From: Barbara Spicher <bspicher@frontiernet.net>
Sent: 6/18/2020 08:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

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Sincerely,

Barbara Spicher
Shepherdstown, 25443

From: Meryana Vincent <merchaber@yahoo.com>
Sent: 6/18/2020 09:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Meryana Vincent
Shepherdstown, 25443

From: Suzanne Patrick <biltmore19@comcast.net>
Sent: 6/18/2020 09:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Suzanne Patrick
Shepherdstown, 25443

From: Alyssa Poulin <alyssagpoulin@gmail.com>
Sent: 6/18/2020 09:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

My family spends a lot of time enjoying fresh air and nature in this area - we would be devastated to lose the natural beauty and resources it offers to residents and visitors. It is something that makes Maryland unique and valuable and we have been proud to call this special place our home for the past almost thirty years.

I also serve as Secretary of the Board for the Heart of The Civil War Heritage Area, an area rich in history, covering portions of Carroll, Frederick, and Washington Counties. The mission of the Heart of the Civil War Heritage Area is to promote the stewardship of our historic, cultural, and natural Civil War resources; encourage superior visitor experiences; and stimulate tourism, economic prosperity, and educational development, thereby improving the quality of life in our community for the benefit of both residents and visitors. It is an independent nonprofit organization guided by a Board of Directors and an Advisory Council comprised of representatives of local government units, state and national parks, private organizations and businesses, and individuals from all three counties in the Heritage Area.

On behalf of the residents and visitors who benefit from our work, I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Alyssa Poulin
Frederick, 21703

From: Erica Hottel <ericahottel@gmail.com>
Sent: 6/18/2020 09:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Erica Hottel
frederick, 21701

From: Pat Grinnan <pgrinnan@yahoo.com>
Sent: 6/18/2020 09:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Pat Grinnan
Martinsburg, 25405

From: Chelsea Garvey <Chelsea.garvey@yahoo.com>
Sent: 6/18/2020 09:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Chelsea Garvey
Frederick, 21701

From: Joseph Hill <joseph.e.hill.iv@gmail.com>
Sent: 6/18/2020 09:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joseph Hill
Shenandoah Junction, 25442

From: Cassidy Stoner <Cassidystoner@gmail.com>
Sent: 6/18/2020 09:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Cassidy Stoner
Frederick , 21701

From: Ricky Pereira <Ricardomendoncapereira@gmail.com>
Sent: 6/18/2020 09:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Ricky Pereira
Frederick , 21703

From: Meredith Elam <Meredithelam@yahoo.com>
Sent: 6/18/2020 09:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As someone who has personally worked in the Cultural Resource Management field, I can attest that the precautions put in place to reduce pollution in air and downstream water are NOT ENOUGH. We need to protect this area now before it is too late. Please vote with what you know is RIGHT and not with the biggest money grab. These industries have bought us and given us nothing in return. I urge you to vote no.

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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Meredith Elam
Mt Airy, 21771

From: Sam Yates <Samanthaeyates@gmail.com>
Sent: 6/18/2020 09:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

On a personal note, as someone who already experiences respiratory difficulties with seasonal allergies and asthma, I urge you to vote no on this ordinance. I would probably have to relocate if Rockwool were to successfully come to this area and I know a lot of others would as well. I'm not sure what good Rockwool does if everyone leaves the area and the only ones left are stuck and unable to relocate and suffer the health consequences.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County

Sincerely,

Sam Yates
Shepherdstown, 25443

From: Devin Roman <Devin_roberson@ymail.com>
Sent: 6/18/2020 09:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The potential economic benefit from the proposed re zoning will be undone by damaging the health of residents and the ecosystem of the Potomac. Do not let short sighted greed cause devastation. I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Devin Roman
Thurmont, 21788

From: Mary Fortuna <maryfortuna@att.net>
Sent: 6/18/2020 09:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Mary Fortuna
Shepherdstown, 25443

From: Anne Young <anneesabatos@hotmail.com>
Sent: 6/18/2020 09:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County. I am strongly opposed to having any heavy industry being brought to our area especially to the Ranson site. Not only is the proposed site incredibly too close to the low income public school of North Jefferson, it would also impact the lives of children throughout the area. Research has shown that air pollution accumulation results in impediment to cognitive development and performance (National Academy of Sciences Journal. "Air pollution can cause everyone to reduce their level of education by one year, which is huge." Professor Xi Chen from Yale School of Public Health. How can we allow the economic development from this unwanted form of industry to impact the lives, livelihood and intelligence of our community. Please vote no on this ordinance and help create a better and brighter future for our children and families.

I have been a teacher in the area for almost 2 decades. I also own a small preschool within a couple miles of the proposed heavy industrial zone. I

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater

contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Anne Young
Charles Town, 25414

From: Sydney Yates <Sydney.kate1997@gmail.com>
Sent: 6/18/2020 09:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

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Sincerely,

Sydney Yates
Shepherdstown, 25443

From: Kathleen Shively <kathleenshively@frontier.com>
Sent: 6/18/2020 09:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Kathleen Shively
Ranson, 25438

From: Abigail Beavin <abigailbeavin@gmail.com>
Sent: 6/18/2020 09:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Abigail Beavin
Berryville, 22611

From: Charles Fridinger <cfrid@msn.com>
Sent: 6/18/2020 10:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Although I'm 92 and probably won't be affected by the plant emissions, and the entrance of dirty industry into Jefferson County, I have grand children and Great grandchildren that will be affected. I was looking forward to the previous plans that would have been a big plus for the county. I'm not just angry with those that went behind our backs and approved rockwool, I'm ashamed of them!

Sincerely,

Charles Fridinger
Ranson, 25438

From: Jacqueline Fischer <jackiebeth@myactv.net>
Sent: 6/18/2020 10:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Jacqueline Fischer
Clear Spring, 21722

From: Christine Spilker <toychris@hotmail.com>
Sent: 6/18/2020 10:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Christine Spilker
SHEPHERDSTOWN, 25443

From: Laura Graeber <Laura.Graeber@spargoinc.com>
Sent: 6/18/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Graeber
Round Hill , 20141

From: michael donnelly <mike@donnellyclan.com>
Sent: 6/18/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

michael donnelly
kearneysville, 25430

From: Christine Spilker <toychris@hotmail.com>
Sent: 6/18/2020 10:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Christine Spilker
SHEPHERDSTOWN, 25443

From: Chuck Romano <theromanofam@yahoo.com>
Sent: 6/18/2020 10:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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Sincerely,

Chuck Romano
Harpers Ferry , 25425

From: Donna Stoner <donna.stoner@aopa.org>
Sent: 6/18/2020 10:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Donna Stoner
Shenandoah Junction, 25442

From: Russell Meadows <Russmeadows@gmail.com>
Sent: 6/18/2020 10:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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Sincerely,

Russell Meadows
Charles Town, 25414

From: Elizabeth Reinhart <76violets@gmail.com>
Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Shepherdstown,

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Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian Robak
GERRARDSTOWN, 25420-4496

From: Melanie Gardner <Kippersinbox@gmail.com>
Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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How could anyone who cares about this county possibly approve zoning for this project? Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it.

Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Melanie Gardner
Harpers Ferry, 25425

From: Scott Rogers <scottrogers614@gmail.com>
Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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May 7, 2020

Dear Mayor Pierson,

This letter is calling for your immediate resignation as Mayor of the City of Ranson and for you to make a formal apology to the people of Jefferson County for attempting to destroy their environment, and most importantly, the health of their children.

The City of Ranson's misdeeds in respect to Rockwool and "Project Shuttle" are many, and I don't have the time or the patience to reiterate them all in this letter. This letter will highlight some of the most glaring reasons for you to resign.

1. It is clear from yesterday's court ruling that the City of Ranson misused "sustainable community" smart zoning to allow heavy industry when they rezoned for Rockwool, and they did it without proper public notice. Like much of "Project Shuttle", the City of Ranson sought to deceive the public and its neighboring cities.
2. As Mayor of Charles Town, I sought to be a good partner and friend of Ranson. Our comprehensive plan, which our citizens worked on for over a year, sought to align many of our goals with that of Ranson's and its comprehensive plan. However, by the entity of Ranson's deceitful tactics, you destroyed that trust, and the trust of the people. You negated years of hard work by citizens of Charles Town.
3. I was personally lied to regarding "Project Shuttle" and the framework for Rockwool's operations. As a former Climate Mayor, a Mayor for Solar, and a supporter of the Beyond Coal movement, I never would have publicly supported Rockwool if I had known they would be burning 93 tons of coal per day across the street from an elementary school. To make this clear

for you, I was told Rockwool would not be burning coal. In fact, I was told that another process, a more environmentally sustainable process would be used. This of course was a lie. Was it the same thing they told Commissioner Osnoko when he publicly stated that the air coming out of Rockwool's stacks would be cleaner than the ambient air? Was this the process they explained to the Jefferson County School Board? Was this the process they explained to the Jefferson County Commission.

4. Further, the City of Ranson sought to intimidate me directly or through intermediaries on more than one occasion. For example, your city attorney said you would have me removed from office for criticizing you and your former City Manager, Andy Blake's leadership. Admittedly, I laughed at this, and to be quite frank with you, I told our city lawyer to tell you and your lawyer something I won't repeat. However, I was contacted by a Charles Town City Council member who was concerned that you would pull out of police and other cooperative programs with Charles Town, so I backed off. I regret backing off, I should have continued to press for your removal and for full investigation into the City of Ranson, Rockwool and other entities.

5. I received a phone call from a consultant of the City of Ranson noting that if I did not stop criticizing the City of Ranson, Project Shuttle, and Rockwool, that Ranson would cancel the Christmas Parade, and pull out of police and other cooperation with the City of Charles Town. We know how you played this out in the press. Further, I was told that I had made powerful enemies within the State of West Virginia and I should keep my mouth quiet on this topic for my own good.

6. Following the secret meeting at the Bavarian Inn, which included West Virginia state officials, Ranson officials, Rockwool, and other pro-Rockwool stakeholders my life would forever change. Following that meeting there was a concerted effort by pro-Rockwool supporters, which I believe in some cases rose to the level of a criminal conspiracy to drive me from office and my family from West Virginia.

7. Additionally, because of my opposition to Rockwool, I was threatened with more lawsuits than I can remember. I was threatened with being doxed, and in fact, I was doxed, with the release of my personal home number, people threatened to come to my home, and my computer was broken into. This has been reported.

8. More recently, a pro-Rockwool group, that has received the praise of Bjørn Rici Andersen, Senior Vice President, Group Operations & Technology for Rockwool, contacted my place of employment, libeled me, threatened to sue me, all because I spoke out against their supported pro-Rockwool candidates. You may know these folks, Duke.

So, Duke, this is just a snapshot of how my life has gone since Rockwool, and the reality is, I am tired of being threatened.

If you have any shred of honor or human decency left, you will resign and apologize to the people of Jefferson County for the evil you have unleashed. Please apologize to the crying mothers who asked me to stop Rockwool from building their coal-fired, heavy industrial factory that will poison their children's air.

Duke, do the right thing, apologise and resign.

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Sincerely,

Scott Rogers
Former Mayor, City of Charles Town, WV

From: Shannon Richards <Shannon.carrie1@gmail.com>
Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Shannon Richards
Harpers Ferry, 25425

From: Jessica Nichols <nichols530@hotmail.com>
Sent: 6/18/2020 10:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Nichols
Leesburg, 20176

From: Mary Lynn Hickey <marylynnhickey@gmail.com>
Sent: 6/18/2020 10:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area. Purcellville and surrounding areas will suffer from the toxic emissions coming downwind and straight our way.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standers (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated

that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Mary Lynn Hickey
Purcellville, 20132

From: Thom Potts <thompotts@gmail.com>
Sent: 6/18/2020 10:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

I am a Jefferson County resident living in the Bardane/Kearneysville area near the Rockwool site. I use the Route 9 bike path for recreation - running, biking, and walking - and, more importantly, I breathe the air every day at my home nearby. I am strongly opposed to the negative effects on the environment surrounding me that will result from the Rockwool plant, as well as the negative impact of increased truck traffic on Rt. 115, a road that clearly was not designed to handle large volumes of industrial vehicles.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While

this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but

is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and

would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Thom Potts
Charles Town, 25414

From: Lisa Gregory <lgregory0413@gmail.com>
Sent: 6/18/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lisa Gregory
Gerrardstown, 25420

From: Michael Dion <mrd71@yahoo.com>
Sent: 6/18/2020 10:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Michael Dion
RANSON, 25438-4838

From: Jessica Silva <Silvafit@gmail.com>
Sent: 6/18/2020 10:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Silva
Harpers Ferry, 25425

From: Katelyn Walters <waltersk1991@gmail.com>
Sent: 6/18/2020 10:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Katelyn Walters
SHEPHERDSTOWN, 25443-0578

From: Megan Stickel <megancstick@gmail.com>
Sent: 6/18/2020 10:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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My husband, two young daughters, and I live in Kearneysville. We are concerned about the health and economic impacts of allowing heavy industry near our home.

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is

supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Megan Stickel
Kearneysville , 25430

From: Susan Biggs <Susanbiggs@aol.com>
Sent: 6/18/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susan Biggs

From: Katie Kopsick <Katiekopsick@gmail.com>
Sent: 6/18/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Once we open the door to heavy industry, there is no closing it. We'll be saying goodbye to our ecotourism and agriculture industries in favor of polluting industry. Please do what's right for the people who live here and protect our health, our children, and our livelihood. Your vote can stop this before it starts. Please say no to industries that take away from our community, not add to it.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The

ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson

Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Katie Kopsick
Bolivar WV, 25425

From: Gabriel Collins <gabe_ec@yahoo.com>
Sent: 6/18/2020 10:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estevelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

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“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Gabriel Collins
Kearneysville, 25430

From: David Hines <Conga1@frontiernet.net>
Sent: 6/18/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

David Hines
Shepherdstown, 25443

From: Kevin Hall <khall@conferencecenter.com>
Sent: 6/18/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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Sincerely,

Kevin
Shepherdstown, 25443

From: Shawn Everline <sjeverline@yahoo.com>
Sent: 6/18/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As a very concerned citizen and father of a young child I'm strongly opposed to such a reckless use of our land. Stop polluting our air with toxins and utilize that area for the good of the community. Options could include a solar array or wildlife refuge just to name two. We the people do not want more destruction of this planet at the hands of the greedy.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive

Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Shawn Everline
SHEPHERDSTOWN, 25443-4579

From: Matt Kushin <profkushin@gmail.com>
Sent: 6/18/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a parent, citizen, husband, and university professor living just outside of Harpers Ferry in the Gap View neighborhood, I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional

stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Matt Kushin
Harpers Ferry, 25425

From: Devon Porter <rdp1021@hotmail.com>
Sent: 6/18/2020 10:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Devon Porter
Kearneysville , 25430

From: Henry Willard <hw3@frontier.com>
Sent: 6/18/2020 10:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Furthermore, the city failed to provide adequate notice to immediately affected adjacent property owners concerning the original annexation and subsequent re-zoning. These property owners should have been contacted directly by certified mail as is the practice in most jurisdictions.

Sincerely,

Henry Willard
Shepherdstown, 25443

From: Gabriele DeVries <rigadevries@aol.com>
Sent: 6/18/2020 10:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Gabriele DeVries
Shepherdstown, 25443

From: Curt Shade <Curtshade@hotmail.com>
Sent: 6/18/2020 10:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

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Sincerely,

Curt Shade

From: Heidi Zimmerman <heidiz4@me.com>
Sent: 6/18/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Heidi Zimmerman
Charles Town, 25414

From: Elizabeth Goins <Liddygoins21@hotmail.com>
Sent: 6/18/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Elizabeth Goins
Charles Town, 25414

From: Kay Floyd <whateverittakesk@gmail.com>
Sent: 6/18/2020 10:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kay Floyd
Martinsburg, 25401

From: Richard Devries <rigadevries@aol.com>
Sent: 6/18/2020 10:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Richard Devries
Shepherdstown, 25443

From: Jordan Hudkins <jordanhudkins@gmail.com>
Sent: 6/18/2020 10:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Furthermore, the city failed to provide adequate notice to immediately affected adjacent property owners concerning the original annexation and subsequent re-zoning. These property owners should have been contacted directly by certified mail as is the practice in most jurisdictions.

Sincerely,

Jordan Hudkins
Ranson, 25438

From: Robert Edwards <ttank111@hotmail.com>
Sent: 6/18/2020 10:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Being in the Public Health Service for the last 24 years these items mentioned above will make this city, town, County very ill. The emission and pollutants although everyone says they are safe are incorrect, we know this, through many of the prior industries and catastrophe's that have and will happen if you proceed with this. Unfortunately you may not realize the impact of

a bad decision until it affects your family, premature death, illnesses exacerbated, birth of new and advanced lung diseases etc. Perhaps you should visit a hospital and see the condition of those who have smoked cigarettes for many years... now these industrial emissions will closely resemble that disease process, it is tough to watch a person gasp for air. You know this will affect those with existing conditions also forcing many to leave their homestead that they grew up in..

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and overall earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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Sincerely,

Rob Edwards
Shenandoah Junction, 25442

From: Lauren O'Laughlin <lauren.l.olaughlin@gmail.com>
Sent: 6/18/2020 10:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lauren O'Laughlin
Leesburg, 20176

From: Matt Printz <matt@kronaperformance.com>
Sent: 6/18/2020 10:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matt Printz
Charles Town, 25414

From: Remigius Onyshczak <rjo@theremster.com>
Sent: 6/18/2020 10:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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Sincerely,

Remigius Onyshczak
Shenandoah Junction, WV 25442

From: Paul Breitenbach <pjbreitenbach@gmail.com>
Sent: 6/18/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Paul Breitenbach
Kearneysville, 25430

From: Ali Printz <mattyprintz@yahoo.com>
Sent: 6/18/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Ali Printz
Charles Town, 25414

From: Elizabeth Koozmin <ekoozmin@yahoo.com>
Sent: 6/18/2020 10:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I live in Frederick, Maryland, not too far from Ranson, and I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in my community specifically (because we are downwind from Ranson) and on neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would use large water impoundments in an area of known karst terrain. This water will be contaminated from several sources including particulate matter that has fallen out from the air emissions and processed water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents of Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Elizabeth Koozmin
Frederick, 21701

From: William Keim <willkeim@gmail.com>
Sent: 6/18/2020 10:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

William Keim
Brunswick, 21716

From: Eric Smith <ericeliassmith@gmail.com>
Sent: 6/18/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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THE SAGA OF ROCKWOOL FITS SQUARELY INTO THE TROUBLED HISTORY OF WEST VIRGINIA. COMPANIES OWNED BY NON-LOCAL RESIDENTS PREY ON UNDER-FUNDED STATES LIKE OURS. THEY TAKE ADVANTAGE OF LAX ENVIRONMENTAL PROTECTIONS, OFFERING "JOBS" THAT DRY UP BEFORE THE END OF THE DECADE UNLIKE THE EFFECTS OF POLLUTION THAT WILL OUTLIVE US ALL. CITIZENS ARE LEFT TO WONDER WHAT SORTS OF SHADY BACK ROOM DEALS OUR OFFICIALS MADE IN EXCHANGE FOR SELLING US DOWN THE RIVER. THE COUNTY'S EYES ARE ON YOU.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term

economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County/

Sincerely,

Eric Smith
Shepherdstown, 25443

From: Lisa Linn Arroniz <llawva@yahoo.com>
Sent: 6/18/2020 10:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

I DO NOT want heavy industry in our beautiful, historical Jefferson County, WV! Thank you.

Sincerely,
Lisa Linn Arroniz

Concerned Jefferson County Resident

P.S. I apologize if this went through twice, but it didn't show as gone through the first time.

From: Daniel Shepherd <dshep@rstarmail.com>
Sent: 6/18/2020 10:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Daniel Shepherd
Purcellville, 20132

From: Ashley White <ashley.white85@yahoo.com>
Sent: 6/18/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ashley White
Charles town, 25414

From: Teresa McBee <teresamcbee@gmail.com>
Sent: 6/18/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Teresa McBee
Harpers Ferry, 25425

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Sent: 6/18/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

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Sincerely,

Kevin Feeney
Purcellville, 20132

From: Madison Dan <madan2@ncsu.edu>
Sent: 6/18/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Madison Dan
Harpers Ferry, 25425

From: Liliya Lakickaite <Lilyremy@aol.com>
Sent: 6/18/2020 10:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Lilija Lakickaite
Harpers Ferry, 25425

From: Linda Miller <Lmiller279@gmail.com>
Sent: 6/18/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Linda Miller
Martinsburg, 25404

From: Stephanie Cotterill <stephaniepburns@hotmail.com>
Sent: 6/18/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephanie Cotterill
Charles Town, 25414

From: Alexandria Garlena <acgarlena@gmail.com>
Sent: 6/18/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Alexandria Garland
Frederick, 21703

From: Clarissa Pintado <clarissa.pintado@gmail.com>
Sent: 6/18/2020 10:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Clarissa Pintado
Alexandria, 22307

From: Veronica Maddox <cawleyva@gmail.com>
Sent: 6/18/2020 10:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Sincerely,

Veronica Maddox
Purcellville, 20132

From: Benjamin Sade <Bensade01@gmail.com>
Sent: 6/18/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Benjamin Sade
Charles Town, 25414

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Sent: 6/18/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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James H Hafner
BALTIMORE, 21214

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Sent: 6/18/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am both confused and unhappy to imagine that this part of West Virginia might go in the direction of heavy industry rather than "stay on the course" to both bring visitors to the area to enjoy the natural beauty and "country environment so close to D.C. and Baltimore and keep the area's air and water safe for the people who live here permanently. Keeping parallel with neighboring Loudoun County and Frederick County is important to me. Those counties value tourism and are already experiencing the increased money and area job expansion from that industry. Heavy industry does not mean real job growth and expansion of the tourism wealth that will come to this area; in fact, heavy industry insures that what tourism is currently here will be at risk as other nearby areas will offer more (recreation, shops, restaurants) than smoke stacks and trucks. As a resident of this area for almost 30 years (we came to live here specifically for direction this part of the state was going), I am very concerned that our water supply and the air that we breathe are in serious jeopardy if any heavy industrial plant becomes operational. The geology of the area does not support safety – there are other areas of the state or country where a factory could be built that does not present the land risk that we have here. If the waters get polluted because that land cannot endure (sinkholes, etc.) and the quality of the air lessens, then the residents of the county will face serious health risks. I vote for clean air and clean water to keep the residents here safe and secure. Then, in that safe and secure environment, I vote to expand and grow the amenities of the area to bring in more visitors who will spend their dollars here rather than somewhere else! I envision so many more jobs going in this direction. I'm thinking there will be enough (clean water, clean air, tourism dollars) for everyone whether you "live in" or "travel to" Loudoun, Frederick or Jefferson County. But I cringe to think that we could lose our part of the goodies if we go down the "heavy industry" road.

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Richard Polonchak

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Sent: 6/18/2020 10:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Theodore Settanny III
Harpers Ferry , 25425

From: Elizabeth Lloyd-Russek <lloydrussek@comcast.net>
Sent: 6/18/2020 10:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Elizabeth Lloyd-Russek
Charles Town , 25414

From: Warner Steve <steve@warnerproductions.com>
Sent: 6/18/2020 10:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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Warner Steve
Shepherdstown, WV , 25443

From: Nestor Cramaro <nespur70@aol.com>
Sent: 6/18/2020 10:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Nestor Cramaro
Harpers Ferry, 25425

From: Jack Lawlor <Jack@irishmail.com>
Sent: 6/18/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jack Lawlor
Ashburn, 20147

From: Dawn Bowman <Pdb1122@comcast.net>
Sent: 6/18/2020 10:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Protect the Environment-you know it is the right thing to do!

Sincerely,

Dawn Bowman
Purcellville , 20132

From: Ali Printz <Aliprintz@gmail.com>
Sent: 6/18/2020 10:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Ali Printz
Shepherdstown , 25453

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Sent: 6/18/2020 10:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brice Barker
Charles Town, 25414

From: Kyle Thurman <kyle1_20@hotmail.com>
Sent: 6/18/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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Sincerely,

Kyle Thurman
Harpers Ferry , 25425

From: Dave Pugh <daveandja@yahoo.com>
Sent: 6/18/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Dave Pugh
Shepherdstown, 25443

From: James Gregory <direwlf@gmail.com>
Sent: 6/18/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

James Gregory
Gerrardstown, 25420

From: John Puckett <Tr3aguy@verizon.net>
Sent: 6/18/2020 10:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

John Puckett C.M.L.
Ashburn, 20147

From: Daniel Scruggs <daniel@teamscruggs.com>
Sent: 6/18/2020 10:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. I am a registered Republican and work in the northern Virginia area. I would like to offer a different perspective outside of the original environmental concerns you should also be considering. 2 years ago, I was looking for a place to live after taking a new job in the NoVA area. Jefferson County has a unique advantage for those that do not find a longer commute a problem. Moving to Jefferson County gives you access to the NoVA, Washington DC and Maryland metro markets for jobs and work, especially in IT fields. While you may be farther from everything you are still in the middle of everything. Neighboring counties in NoVA are becoming increasingly crowded and are overpriced for anyone trying to raise a family in a decent sized home. Jefferson County schools also do comparatively well in ratings for schools according to greatschool.org and niche.com to its MD and Virginia counterparts. It boasts great religious communities, scenery, and a human culture and hospitality I do not see in the areas I work. Choosing to move to Jefferson County was an easy decision when those options were weighed for me and my wife relocated for work in Virginia. We now call Shepherdstown, WV our home and have been in love still. However, I cannot say with confidence that if I knew about the coming changes to industry moving in our area, and the introduction to Rockwool that we would have made that decision... and I fear that any future families choosing to move here will take that in consideration also. This would be a loss of tax dollars and increased growth into the community, to jeopardize that into technologies that utilize outdated environmental practices that are obviously fading seems foley. I hope everyone would reconsider this choice. When I told my job at the time before I moved that I chose West Virginia as my home, I was routinely laughed at... heckled... and every falsehood imaginable was brought up about the area... please do not prove them right and make those lies into truths.

Most respectfully,

Daniel Scruggs

Shepherdstown, 25443

From: Debbie Royalty <dar.royalty@gmail.com>
Sent: 6/18/2020 10:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Anything industry that could potentially provide toxic air, water and deplete our resources is a danger to humanity. Please vote no, educated reasons are listed below.

If Rockwall persist please insist they use Solar energy and not Coal energy!!!!

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson and Jefferson County that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would

clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Debbie Royalty
Charles Town, 25414

From: Loree O'Hagan <loree1223@hotmail.com>
Sent: 6/18/2020 10:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Loree O'Hagan
Great Cacapon, 25422

From: Megan Hovey <meg1970@gmail.com>
Sent: 6/18/2020 10:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Megan Hovey
Ranson, 25438

From: bryan harris <paintingtheworld@yahoo.com>
Sent: 6/18/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

bryan harris
Charlestown, 25415

From: Van Applegate <Van.applegate@gmail.com>
Sent: 6/18/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County.

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Sincerely,

Van Applegate
Charles Town, 25414

From: Judith Layman <jlayman1953@gmail.com>
Sent: 6/18/2020 11:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Judith Layman
Rohrersville, 21779

From: Charity Long <charitylong@gmail.com>
Sent: 6/18/2020 11:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Charity Long

From: Alan Dattelbaum <aldattel@gmail.com>
Sent: 6/18/2020 11:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Alan Dattelbaum
Charles Town, 25414

From: Clint Rose <Cide_morph@yahoo.com>
Sent: 6/18/2020 11:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Clint Rose
Martinsburg, 25404

From: chelle ferguson <taylorsandbraydensmommy@live.com>
Sent: 6/18/2020 11:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

chelle ferguson
harpers ferry, 25425

From: saundra holloway <email4saundra@gmail.com>
Sent: 6/18/2020 11:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

saundra holloway
Ranson, 25438

From: Joanne Herrington <joanneherrington@gmail.com>
Sent: 6/18/2020 11:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Joanne Herrington
Harpers Ferry, 25425

From: Evanne Cocker <Evanne.cocker@gmail.com>
Sent: 6/18/2020 11:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Evanne Cocker
Chicago, 60605

From: James McGowen <carousefarm@frontiernet.net>
Sent: 6/18/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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To City of Ranson,

There is no reason to grant special favors to any out of the USA corporations that want to exploit our neighborhood. The additional burdens this decision will cause for the tax payers of Ranson and Jefferson county will go on for decades. Consider the future not just the present when making this change. Thanks!

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would

clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

James McGowen
Kearneysville, 25430-4515

From: Joanne Herrington <joanneherrington@gmail.com>
Sent: 6/18/2020 11:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Joanne Herrington
Shepherdstown , 25444

From: Jon Brundage <jonabrundage@yahoo.com>
Sent: 6/18/2020 11:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Jon Brundage
Ashburn, -20147

From: Joanne Herrington <JoanneHerrington@gmail.com>
Sent: 6/18/2020 11:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Joanne Herrington
Shepherdstown , 25443

From: William Hibbett <Byll@fronyiernet.net>
Sent: 6/18/2020 11:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

William Hibbett
Ranson, 25438

From: Meredith Donlon <meredith.donlon@gmail.com>
Sent: 6/18/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Meredith Donlon

From: Kim Henry <Teacherkym@gmail.com>
Sent: 6/18/2020 11:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kim Henry
Purcellville, 20132

From: Ardyth Gilbertson <ardythg@gmail.com>
Sent: 6/18/2020 11:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As a public health nurse, grandmother and alarmed citizen I am voicing my strong opposition to the site chosen for this devastating industrial invasion of our rural, historic tourism community. The impact to our children, our roads, our water infrastructure and our livelihoods is catastrophic, and is not offset by the small number of low end jobs it would create. The decisions made behind closed doors, without input from the community was underhanded. Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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Sincerely,

Ardyth Gilbertson
Shepherdstown, 25443

From: Jennifer Eccleston <jen14212@gmail.com>
Sent: 6/18/2020 11:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jennifer Eccleston
Waterford, 20197

From: Liliana Nuss <lknuss97@gmail.com>
Sent: 6/18/2020 11:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Liliana Nuss
Shepherdstown, 25443

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Sent: 6/18/2020 11:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Whitney Lehman
Martinsburg, 25405

From: mallory hemerlein <mhemerlein@gmail.com>
Sent: 6/18/2020 11:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

mallory hemerlein
Columbia , 21044

From: Allison Basile <basile.allison@gmail.com>
Sent: 6/18/2020 11:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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To whom it may concern,

I live on an organic vegetable farm in Loudon county, and I am writing to respectfully request that you vote NO on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area. This is an area I call home, after having moved here to avoid the pollution of where I lived previously.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Allison Basile
Purcellville, 20132

From: Ardyth Gilbertson <ardythg@gmail.com>
Sent: 6/18/2020 11:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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As a public health nurse, grandmother and concerned citizen i am deeply troubled by the site and industrial nature of this proposed process. Decisions were made behind closed doors, without input from the affected communities. The effects on our children's health and well-being, our roads and water infrastructure, as well as our rural & uniquely historic nature are devastating.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Ardyth Gilbertson
Shepherdstown, 25443

From: Shaun Staley <sstaley@vt.edu>
Sent: 6/18/2020 11:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

I have been following the Rockwool situation over the past couple of years. Even though I lived in Virginia. I was concerned about this issue. I understand that Ranson does not legally need to consider input from out of state, but it is very inconsiderate to not notify neighbors that would be impacted. Your decision affects people out side of West Virginia, that are actually closer to the site than others in Jefferson County. Virginia is only 6 miles from Ranson as the crow flies. Those people will be affected more (environmentally) than some residents of Jefferson County. I used to live in Lovettsville, VA and I moved recently; partially due to the impact and projected pollution plume from the factory. I frequently shopped in Ranson and Charles Town as it was a better experience and closer to me. I would also frequently visit the casino. With the decision of Rockwool I've moved and will no longer shop there nor frequent that casino even though it is closer than the other casinos. I believe this is going to hurt the area economically especially with the incentives Rockwool is receiving.

Even though it would have impacted me, I am more concerned about the impact to the residents of Ranson and the children of the school by the factory. As a former council member, I can say with certainty that this is very poor planning and atypical. There is usually a graded/tiered zoning plan that blends the community. When looking at Ranson's zoning map, I can see where proper graded/tiered zoning was implemented as expected, but the proposed zoning does not match the rest. Perhaps I missed it, but I also didn't see anything about the impact to the viewshed and how that impacts the area.

Finally, as a former council member from my town, I'm surprised and disappointed how this situation was handled. I have also read the interactions of some council members and I'm quite frankly appalled by some of their comments and actions. I can understand trying to defend your point of view and having to battle misinformation as I have been on the other side. However, the interactions and lack of transparency I've witness have been inappropriate and makes me question this whole process even more.

Please vote NO on the rezoning.

Respectfully,

Shaun Staley
Leesburg, 20176

From: Eleanor Semeraro <eleanor.dowling@gmail.com>
Sent: 6/18/2020 11:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
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To whom it may concern:

I am raising my family in Loudoun County, just a few miles from the West Virginia border and we CANNOT risk the pollution and water contamination that we may experience should this rezoning occur. We are on well water and depend on a clean supply and need fresh air to breath to survive. PLEASE VOTE NO! If not for my sake, then for the sake of my three year old daughter! Thank you.

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this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

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Eleanor Semeraro

Purcellville, 20132

From: Esther Hafnet <Esthersusan321@gmail.com>
Sent: 6/18/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Esther Hafnet
Kearneysville , 36430

From: Lana Bartlett <bartlett_lana@yahoo.com>
Sent: 6/18/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lana Bartlett
Harpers Ferry, 25425

From: Judy Ott <Wackotts@yahoo.com>
Sent: 6/18/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Judy Ott
Ranson, 25438

From: Sherie Koob <Sheriekoob@hotmail.com>
Sent: 6/18/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sherie Koob
Frederick , 21702

From: Stirling West <westse2@hotmail.com>
Sent: 6/18/2020 11:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stirling West
Leesburg, 20176

From: Jessica Ickes <Jessica.ickes@gmail.com>
Sent: 6/18/2020 11:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Ickes
Bunker Hill, 25413

From: Kate Davinroy <Kate.davinroy@gmail.com>
Sent: 6/18/2020 11:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

As a neighbor just over the state line in VA, we regularly host visitors who seek out Harpers Ferry, the Appalachian Trail, and the many scenic, beautiful outdoor amenities in Jefferson County. We have so enjoyed being able to share such a beautiful part of the country with our friends & family.

Placing an industrial zone with unsightly smokestacks spewing ever increasing amounts of hazardous chemicals into this area will eliminate our seeking out Jefferson County as a destination to bring guests. Our family is not alone in this decision. The tourism dollars lost to this plan will be vast. Those decision makers responsible for the loss of this industry will be used as an example to teach what not to do to bring strong business development to a community. This will instead bring the demise of a brilliant business minded community. The small business growth will stop and the businesses that remain will be sentenced to a struggle for survival. Good, vibrant small business districts do not seek to be adjacent to an industrial park. The beautiful small businesses are the heart of your community and a wonderful resource and attraction in their own right. Why would you not choose to support your neighbors in service of such a vibrant and prosperous tourism industry?

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million

in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with

their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Kate Davinroy

From: Margaret McElligott <adopt2luv@aol.com>
Sent: 6/18/2020 11:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. As someone who lives downwind of this planned area, I am concerned that it will destroy Loudoun's rural industries, pollute our air and cause my asthma to worsen. There is no excuse to doing this to your own citizens and the citizens who live nearby. This is an outrage.

This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would

clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Margaret McElligott
Lovettsville, 20180

From: Karen Henry <henrykaren44@yahoo.com>
Sent: 6/18/2020 11:30
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Big industry is not appropriate for this part of the country. Economic development can be achieved by preserving wild and wonderful West Virginia

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Karen Henry
Shepherdstown, 25443

From: Tess Burns <harpersferryt@yahoo.com>
Sent: 6/18/2020 11:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tess Burns
Harpers Ferry, 25425

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Sent: 6/18/2020 11:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Sergio Bonilla Gomez
Ranson, 25438

From: Scott Sellers <Sellersscott@comcast.net>
Sent: 6/18/2020 11:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Scott Sellers
Front royal , 22630

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Sent: 6/18/2020 11:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kris Wiebold
Hedgesville , 25427

From: Jack Thomas <jthomas6100@yahoo.com>
Sent: 6/18/2020 11:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Jack Thomas

From: Kelly Campbell <kelly1.campbell329@frontier.com>
Sent: 6/18/2020 11:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kelly Campbell
Charles Town, 25414

From: Michael Thompson <michael.thompson9873@yahoo.com>
Sent: 6/18/2020 11:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Michael Thompson
Kearneysville, 25430

From: Maya Williams <mcworker@yahoo.com>
Sent: 6/18/2020 11:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Please vote no on rezoning. My spouse and I grew up in Jefferson county. We have been an active duty Air Force family for years now, and have a son. Whenever we travel back home (still considered our "home of residence") we are saddened to see the state of affairs. It's becoming no place to raise a family safely. I hope you will reconsider and vote NO.

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovas.

Sincerely,

Maya Williams
Harpers ferry , 25425

From: Claiborne Lashley <clailashley@gmail.com>
Sent: 6/18/2020 11:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Claiborne Lashley
Shepherdstown, 25443

From: Bonnie McKelvie <bcmckelvie@gmail.com>
Sent: 6/18/2020 11:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

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Sincerely,

Bonnie McKelvie
Washington, DC, 20007

From: Rebecca Walker-Keegan <lizardwk@gmail.com>
Sent: 6/18/2020 11:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

In an era when environmental protections are being rolled back at an alarming pace, it becomes even more critical for local governments to take a stand in protecting people and the environment. It is our responsibility to take action now to ensure a future for our children, and ourselves.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rebecca Walker-Keegan
Shepherdstown, WV

From: M S <Mlsiles01@yahoo.com>
Sent: 6/18/2020 11:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

MLS

From: Daniel Blackmore <danielblackmore@mac.com>
Sent: 6/18/2020 11:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Daniel Blackmore
Knoxville, 21758

From: Brandon Mule <bran.mule@gmail.com>
Sent: 6/18/2020 11:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Brandon Mule

From: Jeffrey Gustafson <gustafsonjm@yahoo.com>
Sent: 6/18/2020 11:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

In addition to Ranson not following its comprehensive plan, Ranson's removal of the height restriction not only sets Ranson up for failure (bad air quality), but also sets the valley up for failure. The smokestacks Rockwool will be using (the 213 feet tall smokestacks) are not tall enough to get the emissions over the mountains, so even on windy days, the vast majority of the pollution is going to be trapped. All of the awful emissions are going to be trapped on stagnant weather days. They are awful expected emissions. Using the Byhalia factory emissions (a similar factory), which wasn't even running at full capacity til the end of 2018, Rockwool Ranson, at a minimum, will be releasing more EPA registered toxic chemicals into the valley's air than ALL existing industry in Jefferson and Berkeley County combined. And that is just the toxic chemicals like formaldehyde. It is not inclusive of the awful increases in hazardous air pollutants like PM2.5. I haven't been able to get those figures to calculate them.

Rockwool uses even taller smokestacks at its fossil fuel burning factory in France and the area around that factory still has emission buildup issues. The area would have it even worse if the smokestacks were shorter. Not that I'd want Rockwool Ranson's stacks to be constructed taller because they'd become an even bigger eyesore and also make the pollution a problem for the valley and for the four state region. The stacks themselves are the problem! Ranson shouldn't be permitting them. Rockwool could be using its minimum 7x cleaner electric arc furnace. Rockwool could also easily run that arc furnace during non peak energy demand times, which is most of the day and all night, so no additional electric generation is needed. It is unacceptable that Ranson changed its code to allow the smokestacks which ultimately is enabling the instalation of Rockwool's giant coal fired melt furnace. A very backwards and unhealthy development! Please stop this nonsense!

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise

of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exist directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to

the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Jeffrey Gustafson
Orlando, 32821

From: Darlene Donaldson <rhea1957@aol.com>
Sent: 6/18/2020 11:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Darlene Donaldson
Shepherdstown , 25443

From: Joy Bridy <joybridy@yahoo.com>
Sent: 6/18/2020 11:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joy Bridy
Shenandoah Junction, 25442

From: Valerie McLane <valeriemclane@yahoo.com>
Sent: 6/18/2020 11:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Valerie McLane
Kearneysville, 25430

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Sent: 6/18/2020 11:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Kathleen Broadhurst

From: Stephen Berzinskas <sberzinskas@comcast.net>
Sent: 6/18/2020 11:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephen Berzinskas
Harpers Ferry , 25425

From: Rachel Lachow <rachellachow@yahoo.com>
Sent: 6/18/2020 11:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Rachel Lachow
Reisterstown, 21136

From: Bryan Trujillo <Blt1209@yahoo.com>
Sent: 6/18/2020 11:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Bryan Trujillo
Charles Town , 25414

From: Julia Metzger-Traber <julia.traber@gmail.com>
Sent: 6/18/2020 11:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Julia Metzger-Traber
Purcellville, 20132

From: Grant Ramsburg <grantdr1985@yahoo.com>
Sent: 6/18/2020 11:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Grant Ramsburg
Ranson, 25438

From: Shane Butcher <sbutcher10@gmail.com>
Sent: 6/18/2020 12:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Shane Butcher
Harpers Ferry, 25425

From: Linda Smith <mollybelle148@gmail.com>
Sent: 6/18/2020 12:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Linda Smith
Frederick, 21701

From: Lesny Trujillo <Trujmommyof2@yahoo.com>
Sent: 6/18/2020 12:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

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Sincerely,

Lesny Trujillo
Charles Town, 25414

From: Sarah Phillips <dualistic83@gmail.com>
Sent: 6/18/2020 12:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sarah Phillips
Inwood, 25428

From: Paul Denchy <pdenchy@comcast.net>
Sent: 6/18/2020 12:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

We live very close to the proposed Rockwool site. My wife suffers severe asthma and would be harmed by the plants emissions.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is

supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Paul Denchy
Shenandoah Junction, 25442

From: Kai Finlay <kai.ellen@frontier.com>
Sent: 6/18/2020 12:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kai Finlay
Bolivar, 25425

From: Michelle Kwiatkowski <mkwiatkowski1@gmail.com>
Sent: 6/18/2020 12:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Michelle Kwiatkowski
Shepherdstown, 25443

From: Michael Finlay <finlaypro@cs.com>
Sent: 6/18/2020 12:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Michael Finlay
Harpers Ferry, 25425

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Sent: 6/18/2020 12:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to adhere to the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will allow, produces significant amounts of atmospheric pollution. The very location of this industrial location is within a mile of public schools. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants containing significant amounts of substances known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community, and is not in keeping with the intentions of the city's comprehensive plan. When there are inversions, the industry will add increases in noxious gasses and pollutants that would also increase particulates, further degrading air quality and creating potential health hazards.

The economic impact of this industry threatens to harm the existing industries that are the pillars of our economy. The jobs it will generate and revenue it will produce will not offset the economic harms it poses to the City and surrounding communities. Through a combination of visibility in the county and the pollution it produces this industry poses significant harm to the racetrack, local agriculture, tourism and current attractiveness for residential development. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the degradation of air quality and will also see decreasing return on investment, cash flow, and overall earnings. This industry would be an eyesore, visible from many locations in the county; the haze will affect visibility and view, and both will have a negative effect on perceived sustainability that is so attractive to tourists. These effects will result in a decrease in tourism and again, decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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Respectfully,

Lisa Payne
Harpers Ferry, 25425-5781

From: Diana Mullis <dianamullis7@gmail.com>
Sent: 6/18/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Diana Mullis
Hedgesville, 25427

From: Kata Sharrer <klrishel@gmail.com>
Sent: 6/18/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I am a lifelong Jefferson County resident. I was very disappointed that Economic Development Authority invited heavy industry into the county. Jefferson County is strong enough economically to do without the so called benefits from Rockwool operating here. We have history, we have tourism, we have agriculture. HEAVY INDUSTRY DOESN'T BELING HERE! I am also ashamed of the county leadership for allowing heavy industry so close to several schools. West Virginia has a long history of allowing companies to take advantage of its citizens. I thought Jefferson County was better than that.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will

protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term

economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Kata Sharrer
Shepherdstown , 25443

From: Linda Gibson <Momtoctk@yahoo.com>
Sent: 6/18/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Linda Gibson
Martinsburg, 25405

From: James Leach <james_p_leach@yahoo.com>
Sent: 6/18/2020 12:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the ratepayers and risk surface waterways in Charles Town, risking the health, safety, and welfare of the community. The comprehensive plan of Ranson states the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eyesore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy, and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide. This will cause hardship for our economy and municipality. The industry this zoning will provide will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharged to the

wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair the functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low streamflow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and affect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that the removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near-capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide will adversely affect the health, safety, and welfare of the community.

This zoning change will provide for an industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower-income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without the representation of

those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for an industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wildlife. Through these effects, the industry this zoning would allow will adversely affect the health, safety, and welfare of our community. This is being done without representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,
James P Leach
IS2, USN (Ret.)

From: Marcelle Venetsanos <jmpnfl95@gmx.com>
Sent: 6/18/2020 12:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I am an event rider that has my horse stabled in Harpers Ferry, WV. This plant will affect the health of my horse as well as many other horses in the area.

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Marcelle Venetsanos
Charles Town, 25414

From: Madge Star <Thatkey@yahoo.vom>
Sent: 6/18/2020 12:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Madge Star
Shepherdstown, 25443

From: Amber Leach <lanihartlove@yahoo.com>
Sent: 6/18/2020 12:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the ratepayers and risk surface waterways in Charles Town, risking the health, safety, and welfare of the community. The comprehensive plan of Ranson states the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eyesore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy, and government. Charles Town has many residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide. This will cause hardship for our economy and municipality. The industry this zoning will provide will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharged to the

wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and impair the functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low streamflow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and affect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230 mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that the removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. in 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near-capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide will adversely affect the health, safety, and welfare of the community.

This zoning change will provide for an industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without the representation of

those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for an industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wildlife. Through these effects, the industry this zoning would allow will adversely affect the health, safety, and welfare of our community. This is being done without representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Amber Leach

From: Elliot Kirschbaum <kingfisher500@comcast.net>
Sent: 6/18/2020 12:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Elliot Kirschbaum
SHEPHERDSTOWN, 25443-4122

From: Gary Irving <G.irving@accenturefederal.com>
Sent: 6/18/2020 12:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Gary Irving
Ranson, 25438

From: Stacey Spivey <stacey-s@cocmast.net>
Sent: 6/18/2020 12:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stacey Spivey
Charles Town, 25414

From: Ernest Webb <parkerwebb@mac.com>
Sent: 6/18/2020 12:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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SAVE OUR WATER SUPPLY!

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity,

fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Respectfully, Ernest P Webb
Ranson, 25438

From: George Miller <Fourseasons@yahoo.com>
Sent: 6/18/2020 12:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

George Miller
Charles Town , 25414

From: Beth Rosenberg <brosenberg@frontiernet.net>
Sent: 6/18/2020 12:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond affecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

Jefferson County has many natural and historic treasures that will be destroyed or permanently damaged if increased industrial development is permitted to occur in the in the City and municipality of Ranson. Taking an area that was designated as an "historic orchard area" and that was originally zoned for primarily residential development, to include expanded public transit development, and changing the zoning (without full transparency and without providing ample notice and time for public review and comment) to allow industrial development is detrimental to the community, the environment, and the County. Industrial development, like the kind that Rockwool brings, will change and pollute the water and air in our County and in areas outside of Jefferson County. Allowing industrial development in an area that was supposed to be residential, not only brings air, water, and noise pollution, but nature's creatures will lose habitable environment, and with affordable housing already in short supply, the community will lose the much-needed opportunity for increased affordable housing development in the County. Jefferson County residents (of the human and animal varieties) will lose unless there is "NO" Vote on ordinance #2017-302. I urge you to Vote NO on ordinance #2017-302.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would

need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with

their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Beth Rosenberg
Harpers Ferry, 25425

From: Charene Snyder <killiebrae@outlook.com>
Sent: 6/18/2020 12:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Charene Snyder
Westminster , 21158

From: Amy DuBrueler <adubrueler@gmail.com>
Sent: 6/18/2020 12:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the Comprehensive Plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The heavy industry that this rezoning will provide for is in no way aligned with the original plan for Jefferson Orchard: "Jefferson Orchard, a proposed relocation of the Duffields MARC station and development of a transit oriented development in an intended growth urban area. This area is also proposed for an Industrial Special Industrial District that would utilize rail access." The presence of the heavy industry this zoning change will allow will have a substantial negative economic impact, and will undeniably endanger the welfare of the community. Instead of this rezoning, the City and County should continue with the intent of industry opportunities provided for in the Comprehensive Plan, which are not characterized as heavy industry, and lead the way with community-minded development looking toward the future.

The Comprehensive Plan states, "the City will designate ample land that is well-suited for industrial facilities." It does not refer to heavy industry, which is wholly incompatible not only with the karst hydrogeography of the land, but also with "a transit oriented development in an intended growth urban area" from which MARC commuters set off for work.

In recent months it has become even more clear that communities rich in history and natural beauty, like Jefferson County, are viable and sought after locations for businesses and industries looking for a higher quality of life. We are unique in our location and proximity, in our beauty, in our people and communities. That is our strength. Let's not spoil that by forever changing the nature of this community with heavy industry.

The Comprehensive Plan is clear: the City has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would adversely affect the health, safety, and welfare of the community.

The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for heavy industrial use and should not be zoned for it.

This rezoning stands counter to the Comprehensive Plan, and accordingly, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amy DuBrueler
Shepherdstown, 25443

From: K Chadsey Conant <chadseyconant@gmail.com>
Sent: 6/18/2020 12:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Rockwool will harm the citizens of Jefferson County and enrich a foreign company. Please vote for the health and well-being of the citizens of Ranson and Jefferson County, and against a foreign company making money at the expense of the beauty of our county and the health of our people. Vote no on ordinance #2017-302.

Sincerely,

K Chadsey Conant
Kearneysville , 25430

From: Kathryn Lusby-Treber <kathy8150@gmail.com>
Sent: 6/18/2020 12:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kathryn Lusby-Treber
Shepherdstown, 25443

From: Billie Garde <bpgarde@aol.com>
Sent: 6/18/2020 12:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I live and work in Jefferson County. I love my home. I have worked hard to expose and oppose the actions that were taken to allow Rockwool to move to the County. It is a corporation that doesn't belong here. The actions taken by Ranson in 2017 and 2018 were neither transparent nor consistent with the Ranson comprehensive plan and the zoning restrictions that were already adopted. If we have to live with Rockwool -- please do not approve the retroactive changes that could allow other industries to also come here.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson

County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Billie Garde
Shepherdstown, 25443

From: Amanda Adkins <themtnkind@yahoo.com>
Sent: 6/18/2020 12:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Amanda Adkins

Former Shepherdstown resident, mother of children in Jefferson co schools and community member concerned about negative effects on food/ wine/ air quality and therefore, quality of life and our right to health.

Smithsburg , 21783

From: ruth tyson <rltyson@smcm.edu>
Sent: 6/18/2020 12:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

ruth tyson
washington, 20018

From: Sara McCann <sara.berkoski@gmail.com>
Sent: 6/18/2020 12:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Sara McCann
Ranson, 25438

From: Natalie Patton <Nataliejill1@gmail.com>
Sent: 6/18/2020 12:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Natalie Patton
Charles Town, 25414

From: Andrew Kemp <andrew.r.kemp47@gmail.com>
Sent: 6/18/2020 12:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Andrew Kemp

From: Kimberly Nason <ryankimnason@me.com>
Sent: 6/18/2020 12:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

This issue has deeply concerned my family and myself deeply since it became known to us. We are deeply concerned at the effect it will have on the quality of the food we eat, as we buy more than 50% of our groceries from local farms. We hold the position that if Rockwool comes to Jefferson county that we will be moving out of the county. Please don't destroy the Jefferson county with heavy industrial. My children love this county but I will not stay when it offers nothing besides pollution for my children. There are better ways to bring good jobs to Jefferson county.

Sincerely,

Kimberly Nason
Harpers Ferry, 25425

From: Brian Roberts <brianblack138@gmail.com>
Sent: 6/18/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian Roberts
Ranson, 25438

From: William Weiesnbach <willeatsjerky@aol.com>
Sent: 6/18/2020 12:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

William Weiesnbach
Shepherdstown, 25443

From: Seth Raphael <Jeffco@magicseth.com>
Sent: 6/18/2020 12:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Seth Raphael
Shepherdstown, 25443

From: Allison Vega Leon <alr525@hotmail.com>
Sent: 6/18/2020 12:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Allison Vega Leon
Charles Town, 25414

From: Gallagher Derek <dgallagher@k12.wv.us>
Sent: 6/18/2020 12:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Gallagher Derek
Shepherdstown, 25443

From: Angie Dymacek <adymmer@gmail.com>
Sent: 6/18/2020 12:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Angie Dymacek
Shepherdstown, 25443

From: Jeri Hemerlein <hemerleinj@gmail.com>
Sent: 6/18/2020 12:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Jeri Hemerlein
Columbia, 21044

From: Joe Siler Jr <jsiler185@yahoo.com>
Sent: 6/18/2020 12:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Joe Siler Jr
Shepherdstown, 25443

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Sent: 6/18/2020 12:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dan Bullock

From: Meghan Lusby-Treber <mltreber@gmail.com>
Sent: 6/18/2020 12:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson County will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson County at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Meghan Lusby-Treber
Harrisburg, 17111

From: Brandi Meade <Happy2bmeade@gmail.com>
Sent: 6/18/2020 12:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Brandi Meade
Harpers ferry, 25425

From: Alicia Henning <alihenning@msn.com>
Sent: 6/18/2020 12:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Alicia Henning
Middletown, 21769

From: Scott Siler <scottsiler90@gmail.com>
Sent: 6/18/2020 12:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Scott Siler
Denver, 80207

From: Tim Pula <tmp1281@gmail.com>
Sent: 6/18/2020 12:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Tim Pula
Lovettsville, 20180

From: Ashley Hoffman <ashleyreenehoffman@gmail.com>
Sent: 6/18/2020 12:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Ashley Hoffman
FREDERICK, 21705-4057

From: Terry Thorson <overyonderfield@gmail.com>
Sent: 6/18/2020 12:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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From a Jefferson County resident: Whatever was the reason to approve heavy industry in this county, whatever seemed like a good idea at the time, it is so clearly obvious now that we need to change course. So much information about the detrimental effects -- and the probable and possible long-term irreversible detrimental effects -- of the zoning change have come to light that given a chance to reverse the earlier decision, I ask that you take it. Please don't allow our beautiful county to become a site for heavy industry. There are almost no benefits to anyone outside of the management of Rockwool.

I live right outside of the city of Shepherdstown and rely on well water. If / when there is an accident and the groundwater is contaminated -- and we know that accidents happen all the time -- there will be no going back. It's over with, a natural resource gone. That responsibility to protect us and the future of this county rests with those who have the power to control the zoning of the county. Imagine the possible outcomes, good and bad, and decide which side you want to be on, which future you choose for this county. Choose the future that doesn't include air and water pollution, noise and light 24 hours a day, heavy traffic -- and lowered property values. There are so many great alternatives! Work with people with the best interests of Jefferson County foremost, not those most interested in profits for themselves.

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money

comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful

to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Terry Thorson
Shepherdstown, 25443

From: Tim Brennan <birdsfan110@gmail.com>
Sent: 6/18/2020 12:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tim Brennan
Shepherdstown, 25443

From: Lee Slavin <leeslavin@comcast.net>
Sent: 6/18/2020 12:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Lee Slavin
BERRYVILLE, 22611

From: pat Phillips <paphillips321@gmail.com>
Sent: 6/18/2020 12:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

pat Phillips
Harpers Ferry, 25425

From: Jennifer Siler <jen.siler01@gmail.com>
Sent: 6/18/2020 12:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Jennifer Siler
Louisville, 80027

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Sent: 6/18/2020 12:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Edward Smith
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Sent: 6/18/2020 13:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dana Anders
Shen. Jct., 25442

From: KATHLEEN BARTOSEVICH <ktbartosevich@yahoo.com>
Sent: 6/18/2020 13:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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Sincerely,

KATHLEEN BARTOSEVICH
Glen Burnie. , 22060

From: Robert Ruggiero <rruggiero8@gmail.com>
Sent: 6/18/2020 13:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Robert Ruggiero
Charles Town, 25414

From: Nadine Dery <nadinedery.nd@gmail.com>
Sent: 6/18/2020 13:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Nadine Dery
Hamilton, 20158

From: Jeananne Shultz <jeannehs@icloud.com>
Sent: 6/18/2020 13:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,
Jeananne Shultz

From: Margaret McDonagh <macmmom@gmail.com>
Sent: 6/18/2020 13:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Margaret McDonagh
Kearneysville , 25430

From: Janet Riner <RinerOrders@comcast.net>
Sent: 6/18/2020 13:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Janet Riner
Charles Town, 25414

From: Janet Boyd <Perkinsjs@hotmail.com>
Sent: 6/18/2020 13:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Janet Boyd
Leesburg, 20176

From: Elizabeth Jones <Esrjones59@yahoo.com>
Sent: 6/18/2020 13:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Elizabeth Jones
Ranson, 25438

From: Carrie Jenkins <carrie.m.0281@gmail.com>
Sent: 6/18/2020 13:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please do the right thing and vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Beyond the obvious, city officials, planning officials, and politicians were LIED TO and MISLEAD by Rockwool. Our county is BEAUTIFUL, and can grow safely and efficiently without light or heavy industry. We need community based businesses. Businesses that benefit residents and tourists alike. Residents have stayed for decades, and many younger adults flock to this county for its beauty, peacefulness, and small town feel, all while being close to our nations capital. Please do the right thing and preserve our beautiful skyline, please keep it free from industrial smokestacks, and keep our air and water free of VOC's along with tons upon tons, of other harmful pollutants and known carcinogens.

Sincerely,

Carrie M Jenkins
Charles Town, 25414

From: Kurt Colson <colsonkhc@yahoo.com>
Sent: 6/18/2020 13:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Kurt Colson

From: Joseph Hafner <jhafner76@yahoo.com>
Sent: 6/18/2020 13:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joseph Hafner
Lovettsville , 20180

From: Kyle Meyer <kylemeyer@gmail.com>
Sent: 6/18/2020 13:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Kyle Meyer
Berryville, 22611

From: Robert Marshall <marshall1@frontiernet.net>
Sent: 6/18/2020 13:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Robert Marshall

From: cathryn polonchak <cpolo4@comcast.net>
Sent: 6/18/2020 13:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. I am extremely concerned about the effect of the air pollution that heavy industry will create in Jefferson County. This part of Jefferson County is in close proximity to two Title 1 schools. Heavy industry developed on this land will affect the health and well being of the school children, teachers, and staff, as well as the nearby residents. Additionally, I am particularly concerned about the development of industries known to emit toxic waste material being built on the predominantly karst geology of this section of Jefferson County. Karst geology is quite vulnerable to contamination from industrial runoffs or leakages. Such contamination is almost, if not impossible to remedy. Most of Jefferson County residents depend on well water. Contamination of our water supply will affect not only the drinking water (and thus the health) of our residents but also the health of the Potomac River and eventually that of the Chesapeake Bay.

Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change. I personally cannot imagine anyone wanting to visit or live near a heavily industrial area with the various smoke stacks emitting carcinogenic chemicals and particulate matter (2.5 and 10). According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state

increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The air pollution coming from the smoke stacks will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county,

and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River. The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson (2012) put forth a beautiful vision of enhancement for Ranson and Jefferson County as a whole -- a vision that would have created jobs and opportunities for Jefferson County residents and small business enterprises and would have preserved our agricultural heritage and farmland. Such a comprehensive vision would also have made Jefferson County more competitive among the neighboring counties and states for tourism.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please stand up for the people of Ranson and all of Jefferson County and vote no on the ordinance #2017-302.

Sincerely,

Cathryn Polonchak
harpers ferry, 25425

From: Daniel Kremnitzer <dankremnitzer@gmail.com>
Sent: 6/18/2020 13:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City.

I live in Maryland across the Potomac River from Harpers Ferry. I'm very concerned about the pollution caused by two 213 ft high smokestacks that will be built on the property. I am directly downwind from those smokestacks and the pollutants from coal and other chemicals will rain down on me. Please do not rezone that area for heavy industrial use. A c treeommercial district or an area for warehouses would be more appropriate.

Thank you,

Daniel Kremnitzer
Knoxville, 21758

From: Ellen Truiett <truiett@hotmail.com>
Sent: 6/18/2020 13:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ellen Truiett
Charles Town, 25414

From: Christine Cubby <ccubby2@gmail.com>
Sent: 6/18/2020 13:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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Sincerely,

Christine Cubby
Shepherdstown , 25443

From: Laura Giani <lauragiani@yahoo.com>
Sent: 6/18/2020 13:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Laura Giani
Shepherdstown, 25443

From: Marion Hazel <alixhazel@gmail.com>
Sent: 6/18/2020 13:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While I do not live in Ranson, I do live on property 1.77 miles away from the factory. I am concerned the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This factory and the rezoning of the property will impact my property values. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity,

fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst

hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided

for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Marion Hazel
Shenandoah Junction, 25442

From: Angela Carr <angela.m.carr@hotmail.com>
Sent: 6/18/2020 13:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Angela Carr
Charles Town, 25414

From: Anastasia Kim <akstellc@yahoo.com>
Sent: 6/18/2020 13:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Anastasia Kim
Lovettsville, 20180

From: Jared Scheerer <Jaredscheerer@comcast.net>
Sent: 6/18/2020 13:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jared Scheerer
Shepherdstown, 25443

From: Molly Humphreys <molldesign@yahoo.com>
Sent: 6/18/2020 13:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Molly Humphreys
SHEPHERDSTOWN, 25443

From: Maria Raso <Rasofamily@comcast.net>
Sent: 6/18/2020 13:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Maria Raso
Charles Town , 25414

From: Pamela Bush <pbush@kw.com>
Sent: 6/18/2020 13:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Pamela Bush
Harpers Ferry, 25425

From: Emily Dragon <emmilely@gmail.com>
Sent: 6/18/2020 13:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Emily Dragon
Shenandoah Junction, 25442

From: Blair Shepard <blairshepard01@yahoo.com>
Sent: 6/18/2020 13:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Blair Shepard
Shepherdstown, 25443

From: stephen reynolds <info@HelpingHandsInWV.com>
Sent: 6/18/2020 13:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

stephen reynolds
Charles town, 25414

From: Maria Raso <Rasofamily@comcast.net>
Sent: 6/18/2020 13:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Maria Raso

From: Kim Smith <Kim@smith-Wv.com>
Sent: 6/18/2020 13:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

I recently was house hunting and refuse to look in Jefferson county until this issue is resolved. I love this area please keep it safe.

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive

Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kim Smith
Martinsburg, 25404

From: Irene Reynolds <reynolds497@yahoo.com>
Sent: 6/18/2020 13:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Irene Reynolds
charles town, 25414

From: Joyce McCright <mccrightrandy@hotmail.com>
Sent: 6/18/2020 13:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Joyce McCright
Shepherdstown, 25443

From: Adam Snyder <adsonic@hotmail.com>
Sent: 6/18/2020 13:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Adam Snyder
Charles Town, 25414

From: william blalock <blalock2@myactv.net>
Sent: 6/18/2020 13:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

william blalock
Knoxville, 21758

From: Dena Hill <denahill8@yahoo.com>
Sent: 6/18/2020 13:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dena Hill
Shenandoah Junction, 25442

From: Eldred Hill <eldredhill@gmail.com>
Sent: 6/18/2020 13:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Eldred Hill
Shenandoah Junction, 25442

From: Arthur Hanson <arthurhanson@gmail.com>
Sent: 6/18/2020 13:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Don't sell us out. Please vote no on ordinance #2017-302.

This zoning change would adversely affect the health, safety, and welfare of our community, decrease our property values and harm the quality of life we currently enjoy in here Jefferson County.

Sincerely,

Art Hanson
Harpers Ferry, 25425

From: Thomas Dymacek <tdymmer@gmail.com>
Sent: 6/18/2020 13:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Thomas Dymacek
Harpers Ferry, 25425

From: Virginia Byron <vfbyron@gmail.com>
Sent: 6/18/2020 13:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Virginia Byron
Shepherdstown, 25443

From: Krystina Agresta <byronkl@gmail.com>
Sent: 6/18/2020 13:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Krystina Agresta
Purcellville, 20132

From: Kelly Edwards <kellypatton03@hotmail.com>
Sent: 6/18/2020 13:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. Vote NO for all the reasons that I will list and so many others. Vote NO for yourselves, your family, for mine, for theirs - your neighbors in this beautiful county and the larger Mid-Atlantic Region. Your decision impacts more than just Ranson, but Jefferson County, the DMV Metro Area, the Chesapeake Bay and all its residents for now and for the future. We teach our kids to do what is right and stand up for what is right. How can we not do the same? This is an opportunity to step up, to Stand Up and say YES to health, to say YES to economic opportunities that not only advance the economy of our area but does it sustainably through agriculture, tourism and small business. Say NO to Corporate Greed and collusion. Say NO to foreign entities that seek to establish heavy industry far away from themselves. Say Yes to my kids, to yours. Research PM 2.5 and NOx exposure and the respiratory impacts of significantly lower lung function in children. In the current pandemic - respiratory compromises are a death sentence for many. The future health climate will present more challenges like this one. Don't we want to give ourselves and our community every chance for health physically and economically? We don't want to open up our beautiful county to more heavy industry - so say NO. Say no for all the reasons.

The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect

the health, safety, or welfare of the community.” This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is HUNDREDS of years old and continues to serve our community well today. According to the economic impact study “A Shared Agenda for Growing West Virginia’s Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012,” Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination.

The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

As an elected official, the responsibility is to the people. Not to foreign corporations. Not to fear of reprisals and law suits. To the people, for the people. Evaluate the response to this singular issue. How many count YES and how many count NO? Let that dictate the people's voice. Know that the people will stand with the people who represent them well. This is a challenge and a big one. Don't act in fear...again I point to our children - we raise them to not be bullied and to not go with the flow, to stand up for the little guy, for justice. I urge you to vote NO. As Hippocrates once said and the medical profession pledge at the onset of their practice. FIRST, Do No Harm. Please, I urge you to Vote No.

Sincerely,

Kelly Edwards
Charles Town, 25414

From: Ava Agresta <Agreatakl@gmail.com>
Sent: 6/18/2020 13:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change.

We have just moved to the area recently. My hope is to raise my two young daughters (aged 3 and 4) in Loudoun county. This decision will impact all of our lives. Please vote no on the ordinance #2017-302.

Sincerely,

Ava
Purcellville , 20132

From: Sue Kennedy <kennedysue2010@comcast.net>
Sent: 6/18/2020 13:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Sue Kennedy
Shepherdstown, 25443

From: Shaun Amos <profatl0566@aol.com>
Sent: 6/18/2020 14:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Council Members,

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

It isn't very often in life that you get a "do-over" like this. I do not believe for a second that any one of you would have willfully voted for this thing in the first place if you'd known what we know now.... that kids' health would be put at risk by toxic emissions, that our water supply would be endangered by poison sludge ponds lined only with flimsy rubber liners sitting on top of sinkholes that drain into our aquifer, that giant smokestacks would ruin our touristic views, and that our community would be rent assunder by such a dishonest foreign company. This company lied to you again and again about "steamstacks" with emissions "cleaner than the ambient air" - a company that has poisoned many communities around the globe who could only DREAM of a "do-over" like you are now getting.... a toxic company that would change our farming/tourist county into a poisoned industrial mess. Yes, you are being asked to take on quite a task by reversing this decision... but a "step backward is a step in the right direction when you've made a wrong turn". The good news is that the citizens of Ranson and the entire county are ready and willing to support you as you do the Bold and Right thing. Heaven is granting you a do-over, so be strong and courageous. For the sake of our health, and for the sake of our beautiful Jefferson County, please vote NO on ordinance #2017-302.

Sincerely,

Shaun Amos
Harpers Ferry, 25425

From: Susannah Mayo Buckles <Osusannahbee@gmail.com>
Sent: 6/18/2020 14:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Susannah Mayo Buckles
Charles Town, 25414

From: Leanne Cobb <Cobb.leanne@gmail.com>
Sent: 6/18/2020 14:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

As a resident of Jefferson County living less than 4 miles from the Rockwool site, I am outraged that this zoning change is being considered. Our own state government does not allow schools to be built next to heavy industry, but somehow in this case the opposite is allowed?

The gall of the City of Ranson and its "shoestring annexation" to decide that they will subject the citizens of Jefferson County to the increased air pollution and potential water contamination that Rockwool would bring us beyond comprehension. Have we learned nothing from DuPont? 3M? Freedom Industries?

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exist directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in

these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Leanne Cobb
Shenandoah Junction, 25442

From: Matt Meade <mattymeade@gmail.com>
Sent: 6/18/2020 14:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Matt Meade
Harper's Ferry , 25425

From: William Veldran <bill.veldran15@gmail.com>
Sent: 6/18/2020 14:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Veldran
Charles Town, 25414

From: Barbara Humes <bhumes1@comcast.net>
Sent: 6/18/2020 14:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us;
scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us;
andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. Also, it will adversely affect our environment including our drinking water, our equine industry, agriculture, and tourism. It will be a blight on our landscape to see the huge smokestacks from just about every direction. The smokestacks will be spewing pollution. The surrounding areas will be assaulted by huge heavy cargo trucks running up and down the roads also polluting the environment. The air we breathe will be polluted. And all of this within close proximity to schools. It is an easy choice to oppose industrialization. It is a difficult choice if you don't have the strength of your convictions. Please do what is right and vote NO.

Sincerely,

B.H.
Harpers Ferry, 25425

From: Leslie Prillaman <lrene.randall@gmail.com>
Sent: 6/18/2020 14:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

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bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Leslie Prillaman
Shenandoah Junction, 25442

From: Christine Roe <roec111@gmail.com>
Sent: 6/18/2020 14:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a resident of Loudoun County, an environmental and civil engineer working in the public sector, I respectfully request that you vote no on #2017-302. As a professional that has worked in both the public and private sector, I understand the delicate balance between development and balancing public concerns and welfare. However, after hearing and seeing the public distaste for this project (going beyond the typical "not in my backyard" outcry) and the very valid environmental concerns, I urge you to vote no on this zoning modification. Zoning modifications should not be made hastily and should be fully researched, understood and vetted before being approved. They should also be made with the support of the community and should only be approved if the benefits to the public good strongly outweigh the costs. This is not the case with this modification request.

This zoning change will provide for heavy industrial activities that will negatively effect the health safety and welfare of Ranson, Jefferson County, Loudoun County and the surrounding areas. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change.

Please keep Ranson and West Virginia "wild and wonderful", please vote no on the ordinance #2017-302.

Sincerely,

Christine Roe
, 20132

From: Lisha Simester <lishasimester@gmail.com>
Sent: 6/18/2020 14:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lisha Simester
Charles Town, 25414

From: Linda Roberts <llr5504@gmail.com>
Sent: 6/18/2020 14:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Linda Roberts
Harpers Ferry, 25425

From: Theresa Smith <theresathompsonsmith@gmail.com>
Sent: 6/18/2020 14:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Theresa Smith
New Market, 21774

From: Dawn Rodgers <dmbynaker@gmail.com>
Sent: 6/18/2020 14:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dawn Rodgers
Charles Town, 25414

From: Teresa Collins <kmcas84@comcast.net>
Sent: 6/18/2020 14:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Teresa Collins

From: Heidi Cole <cmcheidi@msn.com>
Sent: 6/18/2020 14:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Heidi Cole
Charles Town, 25414

From: Eric Vance <evance1wv@gmail.com>
Sent: 6/18/2020 14:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Also as a 15 plus year veteran of the local whitewater industry and community. I have great concerns with the quality of our industry and tax revenue as a result of this zoning change.

Sincerely,

Eric Vance
Charles Town, 25414

From: Amanda Groff <amandagroff@gmail.com>
Sent: 6/18/2020 14:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Amanda Groff
Martinsburg, 25404

From: Emilie Malcolm <malcolmemilie@gmail.com>
Sent: 6/18/2020 14:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

I'm from Shepherdstown, but all of Jefferson County is my home. This county and West Virginia as a whole does not need more heavy industry destroying our natural beauty and poisoning our residents. Please, vote no to protect our land and the communities that thrive there.

Sincerely,

Emilie Malcolm
Knoxville, 37917

From: William Pabst <wiliampabst3@gmail.com>
Sent: 6/18/2020 14:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The change in use, the reallocation of a transect district is not in keeping with the Comprehensive Plan. Not to mention that the air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

I've read the Comprehensive Plan that governs changes to the zoning of the Jefferson Orchards site. Heavy industry is not included in the plan for the future of Ranson, except as a note that Brownfield development funds for past industrial uses will be used and these sites repurposed. The area in question is noted to be a transit hub with the potential for light industry to make use of the rail line in a mixed use development. Creating a Special District at this location to allow a heavy industrial use seems completely contrary to the plan, and unallowable under law. New proposals for amending and reallocation of transect districts must be in keeping with the approved Comprehensive Plan. What is the purpose of a Comp Plan if the City of Ranson allows new uses to be introduced that are not in keeping with it? That seems to be opening the City up to potential liability and offers the possibility that all future decisions will be looked at in a suspect way.

The current Comprehensive Plan was done with community input and was voted and passed. It discusses the unique features of the locality, including the geological limitations of development. The Jefferson Orchards site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and

the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

I live right over the border, in Loudoun County. Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia are some of the fastest growing communities in the country and provide much in the way of support to Jefferson County in their symbiotic relationship. Virginia residents enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to Northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship.

This zoning change will allow an industrial use, and this can be from multiple companies as your current owner has substantial property involved that they may sell to others. Heavy industry will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the City has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. I know there is worry on the part of the Council that to vote no would open the City to liability from current property owners that will be damaged by the change and there may be political fallout. I urge you to recognize that you are open to liability if you do not follow the Comprehensive Plan as you are charged to do.

Please vote no on the ordinance #2017-302.

Sincerely,

William Pabst
Hillsboro, 20132

From: Brian Palank <Chrispalank@gmail.com>
Sent: 6/18/2020 14:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

VOTE NO Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

This is not in compliance with the 2035 Ranson plan that received fed Grants and was to be multi-purpose community living!

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exist directly across the street. While these latter community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we

want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Brian Palank
Shep, 25443

From: Stephen Hendrickson <Hendricksonsteve77@gmail.com>
Sent: 6/18/2020 14:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Stephen Hendrickson
Ranson, 25438

From: Martin Herbert <mherbertiv@gmail.com>
Sent: 6/18/2020 14:27
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. To attempt to correct a procedural error that didn't allow for these comments previously is dubious. Additionally, the type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of MY community.

As a 32 year resident of Jefferson County, I have watched the area grow and thrive around local businesses and bedroom communities. I am just as eager as others to see businesses begin to grow in the area, but not the type that this would allow. We need to focus on professional jobs in a changing economy instead of heavy polluters who would not be willing to put these same plants near their own homes.

Additionally, as the recent COVID-19 pandemic has shown, a move to more rural communities like ours will increase the potential for growth and economic development around professionals who will work from home like I do. The quality of air and the health benefits of being outside the city are part of the reason I don't move closer to my home office. The approval of this zoning would negatively affect my ability to be more active outside.

As a 10-year resident in Shepherdstown, I know that tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson

County that risks harming these elements and dramatically reducing the area's visual appeal to visitors.

The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue AND WOULD NOT BE OVERCOME BY THE INDUSTRY ITSELF based on other sweetheart deals on taxes and fees the county is NOT imposing.

The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown.

Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. BRINGING LARGE, MANUFACTURING-BASED INDUSTRY INTO JEFFERSON COUNTY WILL DEPRESS THE LOCAL ECONOMY AND STIFLE INNOVATION. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the distinctive hydrology and landforms that arise from a combination of high rock solubility and well developed secondary (fracture) porosity. Such areas are characterized by sinking streams, caves, enclosed depressions, fluted rock outcrops, and large springs.

The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. Living just outside of the town limits of Shepherdstown, my entire subdivision and many nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents - especially those like me with pre-existing conditions and compromised immune systems.

Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. THE SITE IN RANSON IS ACROSS THE ROAD FROM AN ELEMENTARY SCHOOL. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in and from Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Martin Herbert
Shepherdstown, 25443

From: Julie Siler <jsiler123@yahoo.com>
Sent: 6/18/2020 14:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Julie Siler
Shepherdstown, 25443

From: Lori Robertson <Lahraven@comcast.net>
Sent: 6/18/2020 14:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Dear Ms. Pfaltzgraff:

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lori Robertson
Shepherdstown , 25443

From: Amy Rosner <Amycrosner@gmail.com>
Sent: 6/18/2020 14:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

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Sincerely,

Amy Rosner
Charles Town, 25414

From: Natalie Friend <natalie.grantham.friend@gmail.com>
Sent: 6/18/2020 14:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

I am particularly concerned about our ground water and the long term affects of the plant.

Sincerely,

Natalie Friend
Middleway, 25430

From: Wade Sanderson <wadesanderson724@gmail.com>
Sent: 6/18/2020 14:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Wade Sanderson
Charles Town , 25414

From: Linda Zwobota <Zwobota@aol.com>
Sent: 6/18/2020 14:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

I am frankly appalled by the past actions of the Ranson Council, regarding Rockwool. I hope that the outcry from Jefferson County Citizens, and leaders from neighboring states, along with a better understanding of the facts, will persuade Council members to right this disastrous wrong.

Sincerely,

Linda Zwobota
Harpers Ferry , 25425

From: Judy Powers <sewjudy1@aol.com>
Sent: 6/18/2020 14:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302

NO TO ROCKWOOL. NO TO POLLUTION

Sincerely,

Judy Powers
Charles town, 25414

From: Kendra Clark <ksclark@k12.wv.us>
Sent: 6/18/2020 14:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Kendra Clark
Charles Town, 25414

From: Mike Chalmers <michaelchalmers1@gmail.com>
Sent: 6/18/2020 14:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

The lack of consideration for comprehensive community awareness and involvement for this project, and the secretive nature of its roll-out speaks to what most involved already knew: it likely wasn't going to be well received by the general public, and rightfully so. This area doesn't need heavy industry to sustain itself and/or prosper, so why even open that door to what would undoubtedly be a Pandora's box – as we see everywhere else in the state.

Moreover, we need look no further than to the actions of certain members of the County Commission in the last couple years, and, without a doubt, the relentlessly toxic nature and ridiculous behavior of Rockwool's most vocal advocates – Jefferson County Prosperity – to know that the locals behind this project, and thus the project, simply doesn't have Jefferson County's best interests in mind. While some supporters may simply be driven by profits, what we've also come to witness is a sinister underbelly within the county of people in relatively meaningful positions saying, promoting, and/or doing some really reprehensible things – and if these are the folks responsible for promoting Rockwool, then what else will they promote the next chance they get?

Simply put, thanks but no thanks. Jefferson County is doing just fine without Rockwool; all it will ever do is add a massive amount of pollution – whether it's acceptable by certain partisan standards or not – where there wasn't any before. And that's the best-case scenario: there are a whole host of other dangers that come with heavy industry – and we don't need any of them here. Especially since we never needed them in the first place!

— — — — —

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In

doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Sheherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and

learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Mike Chalmers
Shepherdstown, 25443

From: Kendra Clark <kendrarsc@hotmail.com>
Sent: 6/18/2020 14:39
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Kendra Clark
Charles Town, 25415

From: Pamela Underhill <punde13@gmail.com>
Sent: 6/18/2020 14:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The reason we are going through this process now is begun there was a previous attempt by unscrupulous, greedy people to ram this inappropriate use down the throats of the residents of Jefferson County essentially in the dark of night without adequate opportunity for appropriate public input. It is time to correct this injustice for all the reasons articulated above to say no to this zoning change.

Sincerely,

Pamela Underhill
Harpers Ferry, 25425

From: Marcia Coffelt <marciacoffelt@hotmail.com>
Sent: 6/18/2020 14:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Marcia Coffelt
Charles Town, 25414

From: Melinda Landolt <Landoltj@frontiernet.net>
Sent: 6/18/2020 14:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Melinda Landolt
Shepherdstown , 25443

From: Ruth Campbell <campbell.rutha@gmail.com>
Sent: 6/18/2020 14:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Ruth Campbell
Harpers Ferry, 25425

From: James Kahler <jimdfoots@yahoo.com>
Sent: 6/18/2020 14:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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James Kahler
Harpers Ferry, 25425

From: Patricia Beach <thesethreere1@gmail.com>
Sent: 6/18/2020 14:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Patricia Beach
Frederick, 21702

From: David Young <daviyyd@yahoo.com>
Sent: 6/18/2020 14:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

David Young
Shenandoah Junction, 25442

From: Bradley Sanders <bradley@museumservices.com>
Sent: 6/18/2020 14:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

This industry is endangering ALL the well water in the county.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving

industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Bradley Sanders
Shepherdstown, 25443

From: Brian Burdi <Brian.burdi@gmail.com>
Sent: 6/18/2020 14:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian Burdi
Shenandoah Junction, 25442

From: Michael Vowell <mbvowell@gmail.com>
Sent: 6/18/2020 14:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

MV
Ranson, 25438

From: Adam Benware <adambenware@gmail.com>
Sent: 6/18/2020 14:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Adam Benware
Broadlands, 20148

From: Sharon Helman <Wlsatehc@gmail.com>
Sent: 6/18/2020 14:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

As a professional who works with children with disabilities in Jefferson County, I can tell you that families and in fact the coffers of Jefferson County and WV don't need to add any more children with disabilities brought on by poorly planned industry location. The traumatic effects on families and communities as well as the healthcare costs over a lifetime are in no way worth a foreign company's profits.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of

children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school, contrary to the recommendations of the World Health Organization, and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." I for one was horrified to see Governor Jim Justice, so influential in bringing polluting industry to Jefferson County, come to Shepherdstown to speak to constituents and claim how much he loved children. I couldn't help but think the entire time, if he claims to love children so much, why was he so willing to poison those who attend NJES and 30% of the rest of the student body of Jefferson County. This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Sharon Helman
Harpers Ferry, 25425

From: Lucile Allen <chinesebones@yahoo.com>
Sent: 6/18/2020 14:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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Lucile Allen
Harpers Ferry, 25425

From: LaDonna Lauren <lklauren@hotmail.com>
Sent: 6/18/2020 15:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Shepherdstown , 25443

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Sent: 6/18/2020 15:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Please review information, opinions, and documents from parties who have no vested interest or financial interest in whether this project is right for the County, ie Doctors, Veterinarians, Scientists, who look at the raw data without any pre-conceived notions or bias on either side of the issue and you find overwhelmingly that there are significant health risks with this type of industry and factory. The negative costs and risks greatly outweigh the perceived positive benefits which this type of facility may bring.

Sincerely,

Michael Keenan
Harpers Ferry, 25425

From: lisa Radler <lisar2213@gmail.com>
Sent: 6/18/2020 15:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

lisa Radler
Harpers Ferry, 25425

From: lisa Radler <lisar2213@gmail.com>
Sent: 6/18/2020 15:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

lisa Radler
Harpers Ferry, 25425

From: E. JONES <helmnuts44@gmail.com>
Sent: 6/18/2020 15:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

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Shepherdstown, 25443

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Sent: 6/18/2020 15:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,
Susannah Mayo Buckles

I am a farmer and lifelong resident of Jefferson County, growing up on Gap View Farm near Bardane/Shenandoah Junction. This farm was put under the Farmland Protection Program in 2018 after 5 years of applications, analysis, and numerous reviews on the local, state and National levels. It was reviewed, enhanced, and changes made on the farm that would ensure protection of the air, waters, and soils of this farm. An annual physical inspection is made each

year to ensure that I am complying. This I gladly did, knowing that I would be contributing the wellbeing of our community and environment.

By now you surely should be aware of all the unfair, secretive tactics used to try to move this business in (and others like it) without actually letting citizens know what really was happening. I presume you should be even more aware of the toxic levels of pollution this would bring to Jefferson County.

Suffice to say, if this were turned into an industrial zone, there will be no agriculture, or anything else - tourism, travel, parks, organic farmers markets, honey production, county fairs, 4-H - - you name it! THIS WOULD BENEFIT NO ONE WHO ACTUALLY LIVES HERE.

Sincerely,

Susannah Buckles
Charles Town, 25414

From: JoAnne Grove <Gjoanne8@aol.com>
Sent: 6/18/2020 15:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

JoAnne Grove
Kearneysville, 25430

From: Andrea Hines <songbird2007@gmail.com>
Sent: 6/18/2020 15:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

It's just the wrong direction for so many reasons. Let's use our creative spirit to find better options for growth!

Sincerely,

Andrea Hines
Shepherdstown, 25443

From: Kiya Tabb <kiyaelizabeth@gmail.com>
Sent: 6/18/2020 15:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I live two miles from this plant. I have asthma. The levels of particulate matter and other pollutants coming from this factory will almost certainly exacerbate it.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is

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hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

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Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Kiya Tabb
Kearneysville, 25430

From: Rebecca Woodward-Davis <rwoodwardd@gmail.com>
Sent: 6/18/2020 15:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Rebecca Woodward-Davis
Purcellville, 20132

From: Sara Vandeginste <Svandeginste@gmail.com>
Sent: 6/18/2020 15:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudoun and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sara Vandeginste
Broadlands , 20148

From: Sarah Milcetic <sarah.milcetic@me.com>
Sent: 6/18/2020 15:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sarah Milcetic
Shepherdstown, 25443

From: Patrick Laughner <patricklaughner@gmail.com>
Sent: 6/18/2020 15:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Addition to the facts above, I would like to add a personal note. I have lived in Jefferson County for over 10 years. I shop in the Ranson area on a weekly basis. I think that the large majority of people realize that this zoning change is not in accordance with our community. It invites further industry who will pollute more here than elsewhere because they believe that here they can get away with it. Do not allow that.

This issue has divided our community, and it's time to move on. The groundswell of people who are upset about this should tell you that. Please make the right choice, and protect our air, land, especially vulnerable water table, and the most vulnerable in our population. Please vote no.

Regards,

Patrick Laughner
Harpers Ferry, 25425

From: Marissa Nuss <mjnuss01@gmail.com>
Sent: 6/18/2020 15:31
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Marissa Nuss
Shepherdstown, 25443

From: Kerry Riley <rileynuss@aol.com>
Sent: 6/18/2020 15:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I find it incredible that our area has been threatened this way. A beautiful locale that has attracted tourists and new residents for decades is being destroyed if heavy industry manages to colonize us. PLEASE do not let Rockwool and other industries ruin our home. We can produce jobs and attract more tourism in so many more creative and life-sustaining ways.

Sincerely,

Kerry Riley
Shepherdstown, WV, 25443

From: Janet Stevens <jsteve07@rams.shepherd.edu>
Sent: 6/18/2020 15:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Janet Stevens
Martinsburg, 25405

From: Jennifer Orr <orr286@hotmail.com>
Sent: 6/18/2020 15:33
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Orr
Lewisburg, 24901

From: Roseann Brown <roseannbrown@verizon.net>
Sent: 6/18/2020 15:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Roseann Brown
Vienna, 22182

From: Gwen Nuss <ghnuss94@gmail.com>
Sent: 6/18/2020 15:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Gwen Nuss
Shepherdstown, 25443

From: joe campbell <joecampbellstudio@gmail.com>
Sent: 6/18/2020 15:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Our children and grandchildren deserve at least air and water -to breath and drink - that is as clean as we have had in our lives. PLEASE vote no - there is so much at stake for us all.

Sincerely,

Joseph Campbell
HARPERS FERRY, 254255480

From: Lisa Posey <Lisa.posey@yahoo.com>
Sent: 6/18/2020 15:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lisa Posey
Harper's ferry, 25425

From: Brian Eddy <Eddywoodworking@gmail.com>
Sent: 6/18/2020 15:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Brian Eddy

From: Rachel Nelson <Rgarvin204@yahoo.com>
Sent: 6/18/2020 15:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Rachel Nelson

From: Tracey Moody <nourishwv@gmail.com>
Sent: 6/18/2020 15:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tracey Moody
Shepherdstown, 25443

From: Alison Moody <Alisonpmoody@gmail.com>
Sent: 6/18/2020 15:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Alison Moody
Ranson, 25438

From: MARTIN BURKE <martinburke@frontiernet.net>
Sent: 6/18/2020 15:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

MARTIN BURKE
Shepherdstown, 25443

From: Keith Moody <keithpmoody@gmail.com>
Sent: 6/18/2020 15:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Keith Moody
Ranson, 25438

From: Aline Schelling <ninaline@aol.com>
Sent: 6/18/2020 15:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302.

I grew up in upstate NY where an industry poisoned the aquifer because, eventually, the liners wore out. It is a toxic superfund site and a cancer hot spot. This in a geology much better suited to industry in that it does not have a karst system. The short term economics may seem attractive to investors; but, in the long term will burden the city and the county with, amongst other liabilities, increased health costs, population flight, and decreased property values.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Aline Schelling
Harpers Ferry, 25425

From: Melissa Frey <melissafrey@frontier.com>
Sent: 6/18/2020 15:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Melissa Frey
Charles Town, 25524

From: Judith Goodrich <JUDI.BAYER@GMAIL.COM>
Sent: 6/18/2020 15:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Judith Goodrich
WAYNESBORO, 22980

From: Lori Maloney <ladavias@gmail.com>
Sent: 6/18/2020 15:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. This zoning change to allow heavy industry does not align with the comprehensive plan of Ranson because it will adversely affect the health, safety, or welfare of the community. I am a watershed ecologist and restoration professional, and also a parent of a child who is slated to attend North Jefferson Elementary School. This decision affects me personally, and I have concerns that are shaped by my professional history as well.

I've worked with municipalities, landowners, conservation groups, state and federal agencies, to protect and improve stream and ground water quality. It is far more cost effective in the long run to protect a resource than it is to attempt to remove pollution once it has happened. Jefferson County has an abundance of groundwater, which is a valuable asset. It is also very sensitive to pollution because of karst geology and sinkholes. Groundwater is only 60 feet from the surface at Jefferson Orchards, and studies have shown that groundwater this particular location is highly interconnected with ground and surface water across the county. If this were to be contaminated, it would be nearly impossible to return it to the state it is now, and would put thousands of private water wells and several municipal drinking water systems at risk. There is a wealth of information, both scientific studies and location –specific data, about the risks to groundwater at this site. For example, Jefferson Orchards is adjacent to the area of highest sinkhole density in the county (Doctor DH, and Doctor KZ. 2012). Others will explain karst and groundwater concerns in detail in their letters. I urge you to take these concerns seriously. Industry in this location is a risk not worth taking.

Please do better than our own Department of Environmental Protection, and do not fall back on the fallacy that they have 'blessed' this project, because it is clear that the WVDEP has been prioritizing the desires of industry over the interests of residents and the environment. As someone who has worked closely with state agency staff in other states, that is not an easy statement to make; it took me almost two years of correspondence and close tracking of the

water permitting program of WVDEP to be able to write such a strong statement. But the WVDEP overlooked major issues with Rockwool's permitting, and did so in a way that may have been intentional.

It is your responsibility to do the due diligence to ensure this zoning change is appropriate, and it is your duty to look out for the needs of residents. This change to allow industry in an area of such high geological vulnerability is clearly inappropriate.
Please vote no on ordinance #2017-302.

Sincerely,

Lori Maloney
Kearneysville, 25430

From: Melodie O'Hanlon <melodieohanlon@gmail.com>
Sent: 6/18/2020 15:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

There are just so very many reasons to deny the rezoning. I had been so impressed with the Ranson comprehensive plan and appreciated that it was so focused on our people. I felt good about raising my family in our Jefferson County. It's not right to betray the vision in this way, taking away whole village communities, the possibility of Northpoint station, and polluting our whole region. Please do not change the zoning.

Sincerely,

Melodie J. O'Hanlon
Harpers Ferry, 25425

From: bill castro <billiam1969@gmail.com>
Sent: 6/18/2020 16:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

bill castro
balt, 21229

From: Christine Green <Greenshouse2002@verizon.net>
Sent: 6/18/2020 16:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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#2017-302. Please keep our future and our children's future in mind. Protect our environment and our lives. We've had enough damage to nature. Please vote No.

Sincerely,

Christine Green
Purcellville , 20132

From: Sharon Helman <Nharmanshelman@gmail.com>
Sent: 6/18/2020 16:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. The industry this zoning change will provide for will adversely affect the health, safety, and welfare of our community. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, Stormwater

Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes. Mr. Stranko indicated that the council should not take environmental issue into consideration when zoning. However, it is clear that the DEP is imploring local governments to take the hydrogeology and in particular karst into consideration when zoning.

The wellhead protection area for the Fox Glen's well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity. Through this effect on the water supply the industry this zoning change will provide for will adversely affect the safety and welfare of our community.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO₂, NO₂, O₃ (VOC and NO_x)), particulate matter (PM₁₀, PM_{2.5}, PM_{0.1}), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that across the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated

with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic

county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: "The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children's health depends on it." Clearly the industry that this zoning change will provide for will negatively effect the health, safety, and welfare of our community.

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when is it on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

As a professional who works with children with disabilities, I can tell you that families, and in fact the coffers of Jefferson County and WV don't need to add any more children with disabilities brought on by poorly planned industry location. The traumatic effects on families and communities as well as the healthcare costs over a lifetime are in no way worth a foreign company's profits.

I for one was horrified to see Governor Jim Justice, who has been very influential in bringing this polluting industry to Jefferson County, come to Shepherdstown to speak to constituents and claim how much he loved children. I couldn't help but think the entire time, if he claims to love children so much, why was he so willing to poison those in Fox Glen and those who attend NJES, a Title 1 school, along with 30% of the rest of the student body of Jefferson County. This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Sharon Helman
Harpers Ferry , 25425

From: Edy Cummings <edycummings@aol.com>
Sent: 6/18/2020 16:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Edy Cummings
Shenandoah Junction , 25442

From: Miriam Rakes <Wvlimner@aol.com>
Sent: 6/18/2020 16:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Miriam Rakes
Kearneysville, 25430

From: Paul Young <Uphaulstery@gmail.com>
Sent: 6/18/2020 16:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Paul Young
Harpers Ferry , 25425

From: Elizabeth Meehan <gumpstergirl@aol.com>
Sent: 6/18/2020 16:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

I am the more than 10th generation of my family to live here in the valley. I and much of my family have worked in the Equine industry my entire life. It is simply not right to change the zoning to bring in a company like this in the way it was done. Right the wrong. The equine industry and the equine people do so much for this town and this county they do not deserve this.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models,

these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers,

small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning

change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302

Sincerely,

Elizabeth Meehan
Ranson, 25438

From: Jim Reid <spyro2gyro@comcast.net>
Sent: 6/18/2020 16:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Jim Reid
Harpers Ferry, 254255468

From: Barbara Sobol <42barbara@comcast.net>
Sent: 6/18/2020 16:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Listening to the video of the Jan. 5, 2020, meeting, I was struck by the comments of experts speaking to data and statistics used for establishing emissions at the Rockwool factory, of INCOMPARABLE measurements -- that is, comparing what emissions would be here in Jefferson County based on areas (as I recall, in Pennsylvania) that were not in fact comparable at all to conditions here in the Ranson area of West Virginia. If data are not based on true comparables, then the data obviously are not relevant.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Barbara Sobol
RANSON, 25438

From: Catherine Falknor <catherinefalknor@gmail.com>
Sent: 6/18/2020 16:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Finally, good environmental quality is the basis for keeping our residents healthy and capable of working and learning. Children who are growing up here have had the benefit of robust outdoor play, and residents and their families have prized the outdoor recreation possible in a clean environment, such as fishing, boating, hiking, gardening, and even attending the racetrack.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Catherine Falknor
Shepherdstown , 25443

From: Adele Fischman <delfisch11@aol.com>
Sent: 6/18/2020 16:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Listening to the video of the Jan. 5, 2020, meeting, I was struck by the comments of experts speaking to data and statistics used for establishing emissions at the Rockwool factory, of INCOMPARABLE measurements -- that is, comparing what emissions would be here in Jefferson County based on areas (as I recall, in Pennsylvania) that were not in fact comparable at all to conditions here in the Ranson area of West Virginia. If data are not based on true comparables, then the data obviously are not relevant.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects

have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Adele Fischman

From: Heather Butcher <hbutcher205@comcast.net>
Sent: 6/18/2020 16:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Heather Butcher
Harpers Ferry, 25425

From: James Meehan <perchmaniac101@aol.com>
Sent: 6/18/2020 16:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

I own a small business and nearly my whole family works in the equine industry. It is not worth changing the zoning for this one company that is going to do so much harm. This zoning changing is not aligned with the strategic plan of Ranson. Right the wrong.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

James Meehan
Ranson, 25438

From: Jessica Tuzzio <jctuzzio@comcast.net>
Sent: 6/18/2020 16:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jessica Tuzzio
Shenandoah Junction, 25442

From: Irene Yates <yatesfamily1987@gmail.com>
Sent: 6/18/2020 16:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I have been a proud resident of Shepherdstown and Jefferson county for nearly 50 years. We have raised our children here and would hope that they would feel comfortable raising their children here as well. I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Irene Yates

Shepherdstown, 25443

From: Patricia Schooley <oldforge@myactv.net>
Sent: 6/18/2020 16:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Patricia Schooley
Hagerstown, 21742

From: Greg Harp <skinsfan42@frontier.com>
Sent: 6/18/2020 16:26
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

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In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Greg Harp
Charles Town, 25414

From: Elizabeth Shockley <j4shock@frontiernet.net>
Sent: 6/18/2020 16:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Elizabeth Shockley
Charles Town, 25414

From: James Webb <wamessjebb@gmail.com>
Sent: 6/18/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

The Ranson City Council has been presented with a vast body of credible information regarding the overwhelming dangers to our community here in Jefferson county and the surrounding areas from the Rockwool project. You have had ample time to refute or at least discuss the validity of that data but instead of doing so, your response to this presentation has been complete silence. You have given no analysis or informed response. You are supposed to be stewards of the public welfare. As such, you have an obligation to dialogue with your constituents and seriously consider their concerns and expertise. It has become apparent that you have no intention of doing so. Instead, you so predictably and steadfastly continue to engage every conceivable means whether barely legal or outright illegal to accomplish your end with impunity.

The data shows that Rockwool's operation will have irrefutable detrimental effects on the human health, economy, and general well being of Jefferson County. It follows then, that if said well being is then not your objective then what is it you intend to gain from this effort?

Sincerely,

Jim Webb
Shenandoah Junction, 25442

From: Gregory Mendez <gregmendez37@yahoo.com>
Sent: 6/18/2020 16:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Gregory Mendez
Shepherdstown , 25443

From: Sam Morgan <samasmor@gmail.com>
Sent: 6/18/2020 16:38
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

We have a growing, market-driven agricultural sector that would become devalued and that would actually potentially benefit more people than the heavy industry being considered.

Young people are moving/staying here to build innovative, environmentally friendly businesses to carry Jefferson County into a sustainable future.

Finally, good environmental quality is the basis for keeping our residents healthy and capable of working and learning. Children who are growing up here have had the benefit of robust outdoor play, and residents and their families have prized the outdoor recreation possible in a clean environment, such as fishing, boating, hiking, gardening, and even attending the racetrack.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors

and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Sam Morgan
Shepherdstown , 25443

From: Don Kodak <dkodak@earthlink.net>
Sent: 6/18/2020 16:40
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

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Sincerely,

Don Kodak
Ranson , 25438

From: James Willis <Jbw1971@aol.com>
Sent: 6/18/2020 16:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

James Willis
Shepherdstown , 25443

From: Jennifer Lamb <jenniferlamb340@yahoo.com>
Sent: 6/18/2020 16:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Jennifer Lamb
Harpers Ferry , 25425

From: Scott Caldwell <swcaldwe2@gmail.com>
Sent: 6/18/2020 16:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Scott Caldwell
Charles Town, 25414

From: Sharon and Michael Helman-Harman <Nharmanshelman@gmail.com>
Sent: 6/18/2020 16:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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With all this economic loss, increase in environmental degradation and concomitant negative effects on the health and welfare of the residents of Jefferson County, in addition to clearly threatening the vital water supply to 80% of the those who depend on it, it is hard to fathom the rationale of the Ranson politicians who have clearly disregarded the needs and clear intentions of the citizens who diligently formulated the original 2012 Comprehensive Plan to benefit the people of Jefferson County, their way of life, their means of earning a living, and their ability to maintain a healthy environment and healthy future for their families, rather than

pad the pockets of a few with no regard for doing the right thing. A terrible legacy for those
pols to leave for themselves and their families.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not
adversely affect the health, safety, or welfare of the community.” This zoning change would
clearly adversely affect the health, safety, and welfare of the community. The Comprehensive
Plan further states, “the City will designate ample land that is well-suited for industrial
facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it.
Therefore, the council should vote no on the zoning change. Please vote no on the ordinance
#2017-302.

Sincerely,

Sharon and Michael Helman-Harman
Harpers Ferry , 25425

From: Kay Kodak <kck44leo@gmail.com>
Sent: 6/18/2020 16:50
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This is just another project that will end up COSTING taxpayers more to clean up from the toxic air and poisoned water than it will ever provide in economic benefit. The number of jobs is minimal and hardly worth the massive cost to this lovely area and the surrounding communities, particularly given that they were offered a package where their contribution to the tax base is not sufficient. If anything, this sort of industry will drive people and other businesses away from the area. This would be a terrible mistake. Please vote no on the ordinance #2017-302.

Sincerely,

Kay Kodak
Ranson, 25438

From: Linda Coyle <lkcoyle@yahoo.com>
Sent: 6/18/2020 16:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Linda Coyle
Frederick, 21701

From: Robert Young <youngharvests@gmail.com>
Sent: 6/18/2020 16:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

As an organic vegetable farmer for the last 16 years in Charles Town, I am deeply concerned with the negative impact Rockwool will have on my livelihood and wellbeing. Healthy produce requires clean water and air to be viable. I am also outside all day long, therefore I will be exposed to higher levels of particulates and other pollutants. I love my life, my family and friends, and our home here in Jefferson co. Please protect us from this industry that is willing to bring toxic harm to our community, only to benefit few others far away from our home. I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County

is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use

regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,
Robert Young, owner Young Harvests farm

From: Windsong Bergman <bergmanwindsong@yahoo.com>
Sent: 6/18/2020 16:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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As a Jefferson County resident, born and raised in Jefferson County, I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

As a young person growing up in West Virginia, I was active in 4-H on both the county and state levels. Now I am striving to create my own small farm. This is the real Jefferson County! Please save our Beauty, our Rural Character, our Farming Heritage. Please vote against this zoning change that would open us to exploitation by outside interests.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

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Sincerely,

Windsong Bergman

Shepherdstown, 25443

From: Neryl Gentry <neryl1@hotmail.com>
Sent: 6/18/2020 16:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Neryl Gentry
Shepherdstown , 25443

From: Lana Couchenour <Lcvader@comcast.com>
Sent: 6/18/2020 16:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Lana Couchenour
Charles Town , 25414

From: Karen Buck <karenkaren.buck@gmail.com>
Sent: 6/18/2020 16:58
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Karen Buck
Harpers ferry, 25425

From: Leslie Boyd <lesford75@hotmail.com>
Sent: 6/18/2020 17:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Leslie Boyd
Shepherdstown, 25443

From: Christine Wimer <clwimer1@yahoo.com>
Sent: 6/18/2020 17:00
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

I would like to start a new business in Ranson but cant due to this.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of full-time, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Christine Wimer
Ranson, 25438

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/18/2020 17:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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My horse farm is just a few short miles from the proposed zoning change. If industry moves this close to my farm, it will be detrimental to my business and my herd.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

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Sincerely,

Lynn Delles
Ranson, 25438

From: Sandra Shepherd <sshepherd@cliffordgarde.com>
Sent: 6/18/2020 17:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. In this way, this zoning change and the industry it will provide for will adversely affect the welfare

of the community. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed. Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sandra Shepherd
Point of Rocks, 21777

From: Virginia Winston <Virginia@winstongardens.com>
Sent: 6/18/2020 17:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Virginia Winston
Martinsburg, 25404

From: Christina Melocik <chris.tiny@comcast.net>
Sent: 6/18/2020 17:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Christina Melocik

From: June Patton <PrasingGod@hotmail.com>
Sent: 6/18/2020 17:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

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I know people that will move away from Charles town should Rockwool come to pass. It would be such a negative to our beautiful city and surrounding area.

Sincerely,
June Patton
312 S Samuel St
Charles Town, WV

From: Jane chang <eileenxchang@gmail.com>
Sent: 6/18/2020 17:22
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Jane chang
charles town, 25414

From: Gloria Lemus <menendez_82@hotmail.com>
Sent: 6/18/2020 17:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Gloria Lemus
Ranson , 25438

From: Kyle Wiebold <klyders@yahoo.com>
Sent: 6/18/2020 17:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Kyle E. Wiebold
Shepherdstown, 25443

From: Michelle Hurt <mimichelley1969@gmail.com>
Sent: 6/18/2020 17:32
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Michelle Hurt
Baltimore, 92117

From: Laura Van Vuuren <Vanvuuren.laura@gmail.com>
Sent: 6/18/2020 17:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Laura Van Vuuren
Harpers Ferry, 25425

From: Katie Rakes <Alive.k8@gmail.com>
Sent: 6/18/2020 17:34
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Katie Rakes
Shenandoah Junction , 25442

From: Fawn Staubs <Fawn92484@yahoo.com>
Sent: 6/18/2020 17:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, *Stormwater Management Design in Karst Areas* states, "it is important to note that the potential for

geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes.

The wellhead protection area for the Fox Glen’s well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO_2 , NO_2 , O_3 (VOC and NO_x)), particulate matter (PM_{10} , $\text{PM}_{2.5}$, $\text{PM}_{0.1}$), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that cross the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: “The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children’s health depends on it.”

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when it is on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Fawn Staubs
Charles Town , 25414

From: Ginny Fite <gnnfite9@gmail.com>
Sent: 6/18/2020 17:48
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Ginny Fite
Harpers Ferry, 25425

From: Margie Knott <margie.knott@yahoo.com>
Sent: 6/18/2020 17:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Sincerely,

Margie Knott
Shepherdstown, 25443

From: Gwendolyn Shelton <gshorselady@comcast.net>
Sent: 6/18/2020 18:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Gwendolyn Shelton
Charles Town, 25414-4712

From: Patrick Winter <winterman@frontiernet.net>
Sent: 6/18/2020 18:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Patrick Winter
Harpers Ferry, 25425-6092

From: Belinda Zagara <belindazg@gmail.com>
Sent: 6/18/2020 18:11
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Belinda Zagara
Charles Town, 25414

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Sent: 6/18/2020 18:20
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Jeffrey Wilson
Shepherdstown, 25443

From: Louis Garvin <Garvini@crnturytel.net>
Sent: 6/18/2020 18:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

MY FAMILY HAS LIVED here 100 years. Don't mess up our town now!

Sincerely,

Louis Garvin

From: Doreen Voigt <mim@mimbly.com>
Sent: 6/18/2020 18:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Doreen Voigt
Shepherdstown, 25443

From: Harriet Mandy"" Staffa <m.h.kelley@gmail.com>
Sent: 6/18/2020 18:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am fearful for the health of the community because of the ease in which our water supply can be polluted due to the karst terrain. This difference in our terrain is important and we will hold those people who pollute it accountable. Thank you

Thank you,

Harriet Mandy"" Staffa
Shepherdstown, 25443

From: Gail Chadduck <bcwoodworks66@yahoo.com>
Sent: 6/18/2020 18:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Gail Chadduck
Kearneysville, 25430

From: Rachel Hauck-Oldham <Rlholdham@yahoo.com>
Sent: 6/18/2020 19:03
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Rachel Hauck-Oldham
Clayton, 19938

From: Carmen Bermudez <carmenlilianamejia@gmail.com>
Sent: 6/18/2020 19:07
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carmen Bermudez
Charles Town,

From: Corey Walsh <corey.m.walsh@comcast.net>
Sent: 6/18/2020 19:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

This is my home. I don't live in Ranson. I live in Kearneysville. This was never Ranson's land. Ranson stole this land to sell our county out to a garbage foreign company. It is shoddy back-door deals like this that have destroyed our state since it's conception. For years it was the coal companies. Then it was natural gas. Now one small town's moronic leaders have single-handedly and illegally taken action to make the wealthiest county in the state ugly. Great job.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While

this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but

is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and

would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses' health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Corey Walsh
Kearneysville, 25430

From: AnnaMary Walsh <gawalsh@frontiernet.net>
Sent: 6/18/2020 19:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

AnnaMary Walsh
Shepherdstown, 25443

From: Dan Oldham <danieloldham@yahoo.com>
Sent: 6/18/2020 19:43
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Dan Oldham
Charles Town, 25430

From: Travis Patton <travispatton04@gmail.com>
Sent: 6/18/2020 19:52
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Travis Patton
Charles Town, 25414

From: Carol Hopkins <caroljhopskins@yahoo.com>
Sent: 6/18/2020 19:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Carol Hopkins
Clear Brook , 22624

From: Hollann Schwartz <hltreber@gmail.com>
Sent: 6/18/2020 19:55
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Hollann Schwartz

From: CK Knight <holacarolla@gmail.com>
Sent: 6/18/2020 19:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

CK Knight
Ashburn, 20147

From: William Rule <billnbethrule@comcast.net>
Sent: 6/18/2020 20:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

William Rule
Shepherdstown, 25443-4039

From: Daniel Liverette <Dliverette@comcast.net>
Sent: 6/18/2020 20:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Daniel Liverette
Charles Town, 25414

From: Julie Flanagan <Julie.d.flanagan@gmail.com>
Sent: 6/18/2020 21:08
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Julie Flanagan
Ranson, 25438

From: Adriana Torres <Adriyanes331@aol.com>
Sent: 6/18/2020 21:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Adriana Torres
Ranson , 25438

From: George Sanders <georgebsandersiii@gmail.com>
Sent: 6/18/2020 21:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

George Sanders
Summit point, 25446

From: Julia Yuhasz <juliayuhasz@gmail.com>
Sent: 6/18/2020 22:01
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City and intended longterm development of Jefferson County. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the health and welfare of the community.

The hydrogeology at the location is well-known to be inappropriate for the type of industry this rezoning will allow. The Comprehensive Plan as quoted above states, "the City will designate ample land that is well-suited for industrial facilities." Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Julia Yuhasz
Kearneysville, 25430

From: Sheila Sirdu <Our3cats@comcast.net>
Sent: 6/18/2020 22:02
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Sheila Sirdu
Charles Town, 25414

From: Ben Marshall <Marshall_bs@wwwc.edu>
Sent: 6/18/2020 22:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Ben Marshall
summer point, 25446

From: Penny Manion <pennyrmanion@yahoo.com>
Sent: 6/18/2020 23:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Penny Manion
Shepherdstown, 25443

From: Tom Moran <Tambau@aol.com>
Sent: 6/18/2020 23:28
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Tom Moran
Purcellville , 20132

From: Quincy Dan <q.dan.rw@gmail.com>
Sent: 6/18/2020 23:37
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

This county does not need an industrial sector. Berkeley county is more well suited to host industrial manufacturing and already hosts several large plants and factories. Jefferson City will not see a significant cost benefit to hosting industrial plants versus the environmental sustainability costs and negative affect on the health and wellbeing of our community.

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would

clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, "the City will designate ample land that is well-suited for industrial facilities." This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Q. Dan
Harpers Ferry, 25425

From: Katherine Funkhouser <Funkycpa@gmail.com>
Sent: 6/19/2020 00:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Please vote no on Ordinance #2017-302. We have a large horse farm in Jefferson County. Our livelihood would be severely impacted due to the reasons listed below. 150 factory jobs are not worth putting lives and the livelihoods of so many citizens at risk.

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the groundwater supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state owners and breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

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The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. please vote no on this ordinance for the sake of your citizens and the equine industry that is such an important part of this community.

Sincerely,

Katherine Funkhouser
Charles Town, 25414

From: Todd Breeden <todd.breeden69@gmail.com>
Sent: 6/19/2020 00:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous estavelles and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersement in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Todd Breeden
Kearneysville, 25430

From: Tanya Howard <Tatyanalee@aol.com>
Sent: 6/19/2020 01:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Tanya Howard
Harpers Ferry , 25425

From: Diana Lynn Shuff <Charlesndi@frontiernet.net>
Sent: 6/19/2020 01:51
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

I live in the rural outskirts of Harpers Ferry, just a few miles from where Elk Run empties into the Potomac. All of the homes in this area require wells. If the underground streams are contaminated then the value of these homes will be worthless. This area is a beautiful mix of farms, small developments and individual homes. Not having clean water sources for the wells would devastate this area.

Sincerely,

Diana Lynn Shuff
Bakerton, 25410

From: Susan Yost <slyost@yahoo.com>
Sent: 6/19/2020 02:05
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Susan Yost
Shepherdstown, 25443

From: Debra Smith <veela504@yahoo.com>
Sent: 6/19/2020 03:45
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Sincerely,

Debra Smith
Martinsburg, 25401

From: Caroline Hoover <Carolinehoover14@gmail.com>
Sent: 6/19/2020 04:56
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Caroline Hoover
Harpers Ferry, 25425

From: Michelle Piehl <michelle.piehl@gmail.com>
Sent: 6/19/2020 05:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Michelle Piehl
SHEPHERDSTOWN, 25443

From: Randi Joslyn <mousetraprandi@gmail.com>
Sent: 6/19/2020 05:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Randi Joslyn
Union, 6076

From: Frank Manuel <femjrr492@gmail.com>
Sent: 6/19/2020 08:18
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Frank Manuel
Kearneysville, 25430

From: Frank Manuel <femjrr492@gmail.com>
Sent: 6/19/2020 08:21
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Frank Manuel
Kearneysville, 25430

From: Amanda Lewis <hamlin.amanda@gmail.com>
Sent: 6/19/2020 08:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,
Amanda R. H. Lewis
2nd Grade Teacher
T.A. Lowery Elementary
Shepherdstown, 25443

From: Sandra Arndt-Kohlway <sandi@arndtkohlway.com>
Sent: 6/19/2020 08:25
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Sandra Arndt-Kohlway
Mount Airy, 21771

From: Heather Zehfuss <Hzehfuss@gmail.fom>
Sent: 6/19/2020 08:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Heather Zehfuss
Leesburg , 20175

From: kathleen Fuller <Kollectiblekreations@hotmail.com>
Sent: 6/19/2020 09:23
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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i

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately

decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

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Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

kathleen Fuller
Summit Point, 25446

From: Lynn Sparling <sparlinglynn@gmail.com>
Sent: 6/19/2020 10:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. While I am a current resident of Maryland, I was looking forward to moving to Jefferson County by the end of this year, however I have serious concerns about the environmental effects. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

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Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Sparling
Mount Airy, 21771

From: Lynn Sparling <sparlinglynn@gmail.com>
Sent: 6/19/2020 10:47
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I am an educator (behavior analyst) working with children impacted by developmental disabilities and I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including

air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Lynn Sparling

From: Canne Sakre <Sakrecanne@gmail.com>
Sent: 6/19/2020 10:54
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Canne Sakre

From: Diane Brown <dianematthewbrown@gmail.com>
Sent: 6/19/2020 10:59
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Diane Brown

From: patricia latino <starsbloom@yahoo.com>
Sent: 6/19/2020 11:06
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

patricia latino
Rock Hall, 21661

From: Timothy McGuinness <Tjm0567@gmail.com>
Sent: 6/19/2020 11:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Timothy McGuinness
Leesburg, 20176

From: Thaddeus Brown <Glacier961@aol.com>
Sent: 6/19/2020 11:35
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Thaddeus Brown
Shepherdstown, 25443

From: Wendy Brown <Glacier96@aol.com>
Sent: 6/19/2020 11:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Wendy Brown
Shepherdstown, 25443

From: Leyland delRe <leyland.delre@gmail.com>
Sent: 6/19/2020 11:46
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

I live in Clarke County and would be subject to not only pollution from the factory but also increased traffic on Rt 340 and other local roads and interstates. I am also very distressed for the residents of Ranson and Charles Town and especially the school age children being exposed to toxic chemicals on a daily basis. Do the right thing and get Rockwool OUT!

Sincerely,

Leyland delRe
Berryville, 22611

From: Bob Gerber <bobgerber@me.com>
Sent: 6/19/2020 12:29
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Bob Gerber

From: Darren Long <stillwaterspringfarm@gmail.com>
Sent: 6/19/2020 12:44
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

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By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Darren Long
Sharpsburg, 21782

From: Meredith Adams <Mvadams1@comcast.net>
Sent: 6/19/2020 13:04
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Industrial zoning doesn't belong in Jefferson County! We value our clean air and water! That's why people come here. Don't turn us into another WV brownfield!!!!

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

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The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive

Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Meredith Adams
Charles Town, 25414

From: Tabitha Breeden <tdbreeden@me.com>
Sent: 6/19/2020 13:41
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. The industry this zoning change will provide for will adversely affect the health, safety, and welfare of our community. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, Stormwater

Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes. Mr. Stranko indicated that the council should not take environmental issue into consideration when zoning. However, it is clear that the DEP is imploring local governments to take the hydrogeology and in particular karst into consideration when zoning.

The wellhead protection area for the Fox Glen's well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity. Through this effect on the water supply the industry this zoning change will provide for will adversely affect the safety and welfare of our community.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO₂, NO₂, O₃ (VOC and NO_x)), particulate matter (PM₁₀, PM_{2.5}, PM_{0.1}), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that across the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated

with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic

county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: "The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children's health depends on it." Clearly the industry that this zoning change will provide for will negatively effect the health, safety, and welfare of our community.

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when is it on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Tabitha Breeden
Ranson, 25438

From: Benjamin Bankhurst <benbankhurst@gmail.com>
Sent: 6/19/2020 15:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Benjamin Bankhurst
Shepherdstown, 25443

From: Kevin Jensen <kl.jensen@comcast.net>
Sent: 6/19/2020 15:15
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

ON A PERSONAL NOTE: our decision to move to Shepherdstown was precisely because of the the local environmental beauty of the Potomac River area from here all the way to Harper's Ferry. Even several years ago when we were looking in the WV area, we were concerned about ground water contamination given our reliance on water from a well system in our purchased home. Our priority is an environmentally responsive community, and for this issue of Rockwool to arise after our purchasing our home several years ago is very concerning to us. We

respectfully recommend that creating an environment hospitable to home owners who have relocated for the beauty is better for the long term health of the communities in the Shepherdstown area than is allowing heavy industry to profit by damaging what brought us here in the first place. Those who live here are invested in the health of the area more than industries that seek leniency in regulation.

Sincerely,

Kevin Jensen
Shepherdstown, 25443

From: Susan Topping <silvrpaint@yahoo.com>
Sent: 6/19/2020 16:57
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from the new community to SDI, Ranson has ensured that such an industry will come to fruition.

The industry that this rezoning will provide produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter, and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood, and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution, it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately

decreasing return on investment, cash flow, and overall earnings for owners, breeders, and trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see a decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it.

Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

It is a sad day when one community such as Ranson, ignoring the needs and present environmental state which encourages a lot of businesses to flourish in our area such as tourism, equestrian, and agriculture, especially the local vineyards which really require a delicate balance of air quality to flourish are destroyed by a selfish and shortsighted insistence on pursuing heavy industry permits.

The fact that this facility is very close to an elementary school and the fact that children are very susceptible to health problems from the air they breathe which portends to be greatly reduced in quality because of the pollution it will deliver is more than appalling to me.

Sincerely,

Susan W. Topping
Shepherdstown, 25443

From: Patricia Combs <Pcombs53@gmail.com>
Sent: 6/19/2020 17:49
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Patricia Combs
Shepherdstown, 25443

From: Liza McCraren <liza.mcc@comcast.net>
Sent: 6/19/2020 18:24
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Sincerely,

Liza McCraren
HARPERS FERRY, 25425

From: assunta wight <suziwight@gmail.com>
Sent: 6/19/2020 19:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

assunta wight
Harpers Ferry, 25425

From: Richard Wight <wightr@gmail.com>
Sent: 6/19/2020 19:19
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' or TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Richard Wight
Harpers Ferry, 25425

From: Theresa Trainor <theresatrainer@comcast.net>
Sent: 6/19/2020 21:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Theresa Trainor
Shepherdstown, 25443

From: Kelly Butterworth <kelly.butterworth@gmail.com>
Sent: 6/19/2020 22:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on Ordinance #2017-302. Ranson's proposed zoning change presents a significant risk to the equine industry in Jefferson County and well beyond. The type of industry that would be allowed by the proposed zoning change in this location would jeopardize horse health, the ground water supply, and workforce productivity. This will cause immediate shrinkage and threaten the long-term viability of the equine industry in the county. In doing so, the industry this zoning change will allow for will adversely affect the health, safety, and welfare of our community.

The site of the proposed rezoning is less than six miles from Charles Town Races, with several breeding, training, and rehabilitation facilities between the two. The industry allowed by this rezoning would produce particulate, gaseous, and hazardous air emissions that would reach these sites. According to the WVDEP air permit, the Rockwool plant in Ranson is permitted to emit 250.87 tons of particulate matter per year into the air (1).

According to a recent study published in the journal of Veterinary Internal Medicine (2), horses are 15 times more sensitive to inhaled particulate matter than humans. Inhaled particulate matter can cause inflammation in horses' lungs that negatively affects performance. Inhaled particulate matter also contributes to the development of inflammatory airway disease (IAD) (3). IAD is a chronic airway disease that can affect horses long after their racing career is over. While there is little research on how other air pollutants affect horses, the effects of pollution on humans can be used to infer potential impact on horses. However unlike human models, these horses are elite athletes continuously exposed, and will thus likely experience detrimental effects at much lower levels of air pollution than humans.

The primary concern with air pollution is that increased levels of pollutants will increase inflammation in horses' lungs. Even small, subclinical amounts of inflammation in the lungs of horses negatively affect performance (2,3,4,5,6,11). This inflammation can also cause increased

recovery times following racing (7,11). Reduced performance and training interruptions can lead to higher risk of injury, reduced winning average, fewer yearly starts, lower yearly earnings, shortened career length, fewer lifetime starts, reduced lifetime earnings, and reduced quality of life (2,3,8,9,11). Each of these situations will lead to decreased return on investment, decreased cash flow, and decreased overall earnings for owners, trainers, and breeders with horses at Charles Town Races and in nearby areas. In this way, the industry this zoning will allow will adversely affect the welfare of our community.

While racing is usually a thoroughbred's first career, it is rarely their last. Some racing horses go on to be breeding stock, while others will have successful careers as sport horses. Jefferson County is an important source of new stock for sport horse trainers from Northern Virginia, and Maryland, and this is a resource for local horseman of both income and placement for horses not appropriate for breeding. However, if retired racehorses are unsound from injury or respiratory disease, they can be difficult to manage as breeding stock or unfit for a career as a sport horse. This affects the horse's quality of life and also places a burden on the industry locally and regionally. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The perception of decreased air quality from the increase in regional haze and visible smokestacks as one drives into the county will deter out of state Owners and Breeders from investing in West Virginia bred Race horses, decreasing or eliminating a critical \$50 million a year source of local business volume. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

Another concern related to the proposed rezoning in Ranson is the risk of groundwater contamination as a result of the karst hydrogeology at the site and the industrial activity. Horsemen will either have to take on the expense of periodically testing water sources or they may not know local ground water is contaminated until their animals are sick. Veterinary care and testing adds expense and uncertainty to an industry that already deals with large inherent risks. The actual occurrence of ground water contamination would be devastating for Jefferson County's equine industry. For both geographic and financial reasons, it is simply impossible to think that the industry could solely use public or private utility-provided water if industrial activity fouled the local groundwater. In this way, the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

Finally, studies on US agricultural workers have demonstrated that increased air pollution decreases productivity of outdoors workers. This would place an additional burden on workers, small business owners and the industry. In this way the industry this zoning will provide for will adversely affect the health, safety, and welfare of our community.

The equine industry in Jefferson County is hundreds of years old. It is not worth risking this historic and economically valuable industry by rezoning for industrial companies like Rockwool. An economic impact study of the Charles Town Thoroughbred Horse Racing Industry on Jefferson County's economy found that the spending by owners, breeders, and trainers of the

equine industry directly contributes \$79.4 million to the county each year. Out-of-state owners, breeders, and trainers spend more than \$50 million in Jefferson County every year. The value of total business volume in Jefferson County is \$191 million each year (10). These numbers do not include the effect of the handle or the casino.

The equine industry provides jobs for a broad cross-section of the public. This industry offers individuals of any educational background a variety of paths to achieve a good middle-income living. Many jobs allow individuals to pursue apprenticeships or on-the-job training rather than requiring a costly college education. This flexibility allows for greater lifetime earnings and improved educational debt-to-earnings ratio for these workers. The equine industry also provides opportunities for non-traditional workers by offering job opportunities to those who may not be employable by larger corporations. This industry provides a variety of fulltime, part-time, flexible, and pick-up work. Encouraging this type of flexible job ecosystem helps create a healthy economy with broad participation in employment and consumption.

The equine industry is a large conglomerate of small businesses, which have a multitude of economic benefits over having a few large businesses. It has been extensively reported that small locally owned businesses and start ups create more jobs, cultivate innovation, generate higher incomes, and provide more opportunities for individuals that would otherwise not exist than big non-local firms, which can actually depress local economies. The equine industry provides opportunities for small businesses and startups responsible for this growth of better jobs that are so good for the economy.

The equine industry offers so many other benefits that the industry in the rezoned area would not. For example, the equine industry supports local agriculture by providing a market for agricultural goods such as straw. The robust straw market supported by owners, trainers, and breeders allows for a third cash crop to be produced from one field in a year. Through pastureland and support of local agricultural goods, the equine industry protects and preserves the open spaces that give our county its bucolic quality and help attract tourists. Through the breeders' incentive programs, the equine industry offers unique opportunities to draft state funds back to Jefferson County, to name a few.

Rezoning this area of Ranson for Special District Industrial will allow in entities whose activities are harmful to the equine industry. The losses incurred by the equine industry would far outweigh any benefits derived from industries occupying the rezoned area. Sacrificing the long-term viability of one of our oldest and most productive industries for a net loss in business volume and economic value just does not make good sense for the local economy. This zoning change would provide for industry that would adversely affect the health, safety and welfare of our communities. Please vote NO on Ordinance #2017-302.

Sincerely,

Kelly Butterworth

From: Lynn Delles <lbdelles@gmail.com>
Sent: 6/19/2020 23:09
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

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The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask that you vote no on Ordinance #2017-302. While not in Ranson, the land and homes around the property that is the subject of the zoning change are closer to the property than anyone who currently lives within the city limits of Ranson. This area will be affected sooner and more harshly by the environmental issues that will develop secondary to the inappropriate siting of industry this zoning would allow.

The subject land has been well studied by Drs. Kozar, Doctor and Doctor and described in the scientific literature and USGS reports as having karst hydrology with very high aquifer vulnerability. The karst landscape is a consequence of the presence of soluble bedrock, which consists of limestone in the case of the subject land. In such landscapes water percolates through the ground and dissolves the underlying rock creating a porous network of caverns and throughways. Karst aquifers are known to be "extremely vulnerable to pollution" due to direct connection between the surface water and groundwater through both point (sinkholes) and diffuse (everywhere) infiltration. It is known from the Voluntary Remediation Plan of Jefferson Orchard that the groundwater at the subject site is only 60 feet below the ground. The subject property and much of the property around it are on an upland plain with few surface streams, but great seasonal variability in the water table resulting in numerous esteves and large amounts of water in the epikarst. This water is easily contaminated and this contamination spreads quickly throughout the aquifer. Dye tests performed near the subject site by the USGS have demonstrated this quick moving thorough dispersment in the aquifer in this area. While this contamination goes on to affect springs at the margins of the upland area continuing on in streams that service municipal water sources and the Potomac River, our concerns are far more immediate in both time and distance. Well water is the only water source available in the area of the proposed zoning change and, with the exception of Fox Glen, a majority of this water is supplied by private wells. Therefore, the groundwater aquifer fulfills a critical necessity, fulfilling all needs including human consumption, household uses, and agriculture and

maintenance of livestock and horses in the immediate area around the site. The concern is that if the aquifer becomes contaminated, then the local drinking water will be fouled.

For decades now, policy makers have been using “Aquifer Vulnerability,” to set land use and water resource protection policy. Karst has very high Aquifer Vulnerability. Therefore, this industrial use is not appropriate for this land and it should not be zoned for it. The guiding documents of the WVDEP recognize this. The introduction to the WVDEP document Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.”

The Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed, which the WVDEP cites in its own guiding document Stormwater Management Design in Karst Areas, clearly agrees stating:

“First, the effect of land development on karst terrain is complex and hard to predict, and requires professional analysis to reduce the risk of geological hazards, damage to infrastructure and groundwater contamination.” “The working group acknowledges that past approaches to stormwater and land development in karst terrain have been inadequate to safeguard the public and the environment.” “...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” We clearly need stronger comprehensive land use plans and zoning that direct new growth away from karst areas to more appropriate locations. Ordinance #2017-302 is literally the opposite of this.

Further, we cannot rely on the WVDEP to do the job that good local land use guidelines and zoning should do. For example, the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed states that detention and retention ponds are not recommended on karst and categorize them as discouraged. Also, quoting WVDEP’s own karst guidance: “attenuating surface runoff will increase the rate of sinkhole formation and potential groundwater contamination.” Yet the entity currently planning to utilize this zoning change is planning employment of multiple massive retention ponds and attenuating surface runoff completely. This has already been approved by the DEP in two Construction Stormwater General Permit registrations for that company. One of detention ponds is not even regulated by the DEP as it contains process water and has no outlet. Clearly the DEP recognizes the risks but is not appropriately limiting them. Relying on the DEP to protect the public health, safety, welfare, and the environment from any entity in these karst locations is simply as the CNS bulletin said it “inadequate to safeguard the public and the environment.” We must have appropriate zoning that takes into consideration appropriate use of land with karst hydrogeology. Ordinance #2017-302 does not do this, but instead increases the risk to the public and the environment.

A second serious concern is the air emissions from the industry that this zoning will provide for. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. These types of air emissions have been shown to increase the risk of, contribute to, and exacerbate a multitude of developmental, physical, physiological, physiological, cognitive and economic. The exposure of one individual can cause repercussions in multiple generations. Embryos, fetuses, and children are most vulnerable with effects born out over a lifetime, and that of their offspring. Many of these effects only require short-term exposure and some have even been shown to occur at levels below current limits recommended by the World Health Organization. One example of this is that a recent study found that “Even within the limits set by the World Health Organization, the pollutants PM₁₀, SO₂, NO₂, and O₃ are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” Unfortunately, the US limits are higher than WHO, 300 % higher in the case of PM₁₀!

In fact, in 2019, in the Advice from the Independent Particulate Matter Review Panel (formerly U.S. EPA Clean Air Scientific Advisory Committee Particulate Matter Review Panel) on EPA’s Policy Assessment for the Review of the National Ambient Air Quality Standards for Particulate Matter, it stated that the committee unanimously and unequivocally found that the current primary annual and 24-hour PM_{2.5} National Ambient Air Quality Standards (NAAQS) are not adequate to protect public health. The advice from this 20-member committee, whose scientific disciplines include epidemiology, medicine, toxicology, air quality measurement, air quality modeling, exposure assessment measurement and modeling, risk assessment, statistics, and others, was ignored due presumably to political pressure. Not only are the NAAQS too high in some cases, but due to the measure and mechanism by which they work, they can not replace the safety provided by good land use and zoning regulations, that are meant to do things like keep factories with air emissions and hundreds of heavy trucks away from elementary schools. In fact, there is a state law that prohibits siting a school near a factory. Unfortunately, the reciprocal law does not exist. Clearly, just like with the water resources, we cannot rely on the DEP or the EPA to do the job of what appropriate zoning should do. The whole point of zoning is to keep people safe and provide for their health and welfare. Ordinance #2017-302 puts families and school children directly in harms way.

The air emissions, threat to the groundwater, and the very presence of the industry that this zoning change will allow for will have a serious negative economic effect on those who live and or work closest to the site in question. Productivity and workforce participation will be negatively affected by the health effects of the air emissions. The local agricultural operations will be negatively affected by the air emissions with lower quantity and quality of crop yield and would be devastated if the ground water aquifer were fouled. The equine operations in the area, of which there are several, will be negatively affected by the air emissions as they affect the horses’ health and performance. The mere presence of the industry that will be provided for by this zoning change will cause property values to fall. There will be serious economic consequences for the immediate area around the site in question.

Several of the communities in the immediate area of the site for proposed zoning change are traditionally underserved and have lower economic status. The choice of this location for such a zoning change represents an egregious example of environmental injustice that should not be promulgated or tolerated.

This zoning change will provide for industry that will negatively affect the health safety and welfare of our community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this, the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:10
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

This zoning change will provide for industry that will negatively affect the agriculture industry in Jefferson County and beyond. The combination of the air emissions and threat to the ground water resources could have devastating consequences for the agricultural community of Jefferson County.

The comprehensive plan of Ranson is clear: it states, "the City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." This land is ill-suited for an industrial facility due to its location and hydrogeology. Further, the industry that this zoning change will allow for will adversely affect the health, safety, and welfare of the community through its affect on the agricultural industry.

The agriculture industry in Jefferson County is hundreds of years old and continues to serve our community well today. According to the economic impact study "A Shared Agenda for Growing West Virginia's Agricultural Economy, Prepared by Fourth Economy for West Virginia Department Of Agriculture West Virginia University Extension Service 2012," Jefferson County is the second highest producing county for crops sales, third highest for fruits and vegetables sales, and in the top 9 counties for sales of animals and animal products.

Agriculture, tourism and the equine industries work synergistically to have an outsized positive impact on the economy in Ranson and Jefferson County as a whole. Agriculture drives tourism by creating agro-tourism opportunities, preserving beautiful open spaces that contribute to the

bucolic nature of our county, and providing the locally produced agriculture goods many tourists are look for in our markets and restaurants. Agriculture also supports the equine industry by providing local products like hay and straw, helping maintain pasture land, co-supporting local dual-purpose retail stores, and helping recycle by products. Agriculture helps maintain the way of life that many those who choose to live in Jefferson County enjoy. Industrial manufacturing and industry this zoning will provide for could never achieve these things.

Local agriculture also provides a source of locally produced agricultural goods. It has become apparent with the current pandemic and health emergency. This became a supply chain crisis because as our supply chains have moved to be ever more lean and efficient they lack resiliency and agility. By having a local source of agricultural goods and food we add resiliency and agility into our own economy and community. The agricultural industry in Jefferson County provides this.

A plethora of scientific studies have shown that a variety of air pollutants produced by the type of industry this zoning change would provide for causes decreased yields of both quantity and quality for several of the crops important to Jefferson County including winter wheat and soybeans. Soybeans and wheat are two of the crops significantly affected and two of the most prevalent crops in Jefferson County. Lower crop yields harm the farms and all the members of the down stream supply chain as well as the consumer. In this way, this zoning change will adversely affect the welfare of the community.

Recent studies have shown that even small increases in air pollution affect the productivity of agricultural workers. Similar to the reduction in crop yield this will negatively affect the individual workers, businesses, consumers and industry as a whole. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Even more devastating is the possibility of groundwater contamination. The land at the subject location has karst hydrogeology and as such has porous bedrock and severe ground instability problems. The porous bedrock allows rapid diffuse infiltration of surface water into ground water and the severe ground instability problems leads to sinkhole development. Sinkholes provide direct connection of the surface water with the ground water aquifer through point infiltration. In fact, according to a 2012 study by Doctor and Doctor, the subject location and that of Terrapins Neck have the highest sinkhole vulnerability of any sites in Jefferson County. The propensity and easy of diffuse and point infiltration in areas of karst hydrogeology give them very high aquifer vulnerability meaning the aquifer is very vulnerable to contamination. For this reason, this measure has been used for decades by policymakers to set land use regulations. In this way, this zoning change and the industry it will provide for will adversely affect the welfare of the community.

The WVDEP recognizes development in car karst areas puts water resources high-risk for contamination but also recognizes that this is best protected against true local land use and zoning ordinances. WVDEP's guiding document Stormwater Management Design in Karst Areas

states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This document also references the Chesapeake Bay Stormwater Network karst stormwater guidance document the CSN Technical Bulletin no. 1, Stormwater design guidelines for karst terrain in the Chesapeake Bay watershed. In which it states "...there is always some inherent risk when development occurs on this sensitive terrain. Consequently, the best local approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." Land use policy in Ranson and zoning need to take aquifer vulnerability into consideration as these agencies and documents suggest.

The Jefferson Orchards Voluntary Remediation Plan application reports that the ground water is only 60 feet from the surface at the site. It is described in the scientific literature that this land is an upland plane with large amounts of water in the epikarst, and contamination of this water effects the whole aquifer including the communications with surface water streams. A USGS study demonstrated that the groundwater adjacent to the site communicates readily with several surface water structures and wells miles away from the site. The effects of contamination at this site would go well beyond Ranson fouling large portions of the ground water and surface water in Jefferson County.

Groundwater contamination at the site would have devastating effects on the Agricultural industry in Jefferson county. For geographic and economic reasons it is simply infeasible for the agricultural industry to rely on utility provided water. Based on the scientific literature the site being considered for rezoning is one of the areas of highest aquifer vulnerability in Jefferson County and is inappropriate for the industry that this zoning change will provide for. This land is clearly ill-suited for industrial use and should not be zoned for it.

By threatening the local agricultural industry, the industry that this zoning will provide for will threaten the health, safety, and welfare of the community, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:12
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would put at risk the health and well being of children of Jefferson County.

The type of industry that ordinance #2017-302 would allow in Ranson would generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. Exposure to these pollutants has devastating effects on children's health. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. Developing fetuses whose mothers are exposed to air pollution are more likely to have impaired organ development which can lead to early cognitive deficits, neurodevelopmental defects and other physical, cognitive, and psychological deficits later in life. An association between autism and prenatal exposure to particulate matter in air pollution has been demonstrated in several studies. Many studies have shown that lower test scores in math, English, and language arts are associated with exposure to outdoor air pollution. Industrial activity allowed by ordinance #2017-302 would also increase the risk of groundwater contamination in Ranson and nearby municipalities. Children whose families rely on well water, as is the case in much of Jefferson County, may be affected by polluted water. Voting no on ordinance #2017-302 will prevent air and water pollution from negatively affecting the long-term health of children in Jefferson County and surrounding areas.

The economic and environmental harm caused by the type of industry that ordinance #2017-302 would allow would put additional stress on the parents, caretakers, and teachers of children in affected areas. The weakening and destabilizing of this support network would have negative effects on local children. Many households in Jefferson County depend on the local agriculture, tourism, and equine industries for income. If industrial activity in Ranson depresses these industries, the resulting financial strain on these households will introduce additional stress and uncertainty into children's lives. Households living in areas affected by particulate

matter and regional haze will also suffer from the psychological effects of air pollution. Individuals living in areas with increase perception of pollution show increased levels of stress, anxiety, and unhappiness. School districts affected by increased air and water pollution may have trouble recruiting and retaining teachers. Teachers have a large influence on a child's daily life and, if educator quality and tenure decreases, the quality of this influence will diminish.

The site of the proposed rezoning in Ranson is across the road from an elementary school and proximal to lower-income neighborhoods. Observations like these demonstrate how ordinance #2017-302 would disproportionately affect vulnerable and historically-disadvantaged populations. The damaging health effects of air pollution have been shown to persist for at least three generations, so allowing certain types of industry in low-income areas would only compound existing disadvantages. Voting no on ordinance #2017-302 would be a step towards acknowledging that all individuals have the right to clean air and water.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." This zoning change would clearly adversely affect the health, safety, and welfare of the community. Children face increased exposure to air pollution adversely affecting their health, financial instability adversely affecting their welfare, groundwater contamination adversely affecting their safety, and environmental injustice and discrimination if ordinance #2017-302 is passed. Educators will face increased air pollution adversely affecting their health and consequently welfare. These adverse effects are all against Ranson's Comprehensive Plan. Please vote NO on Ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that will significantly harm the municipalities within Jefferson County and beyond effecting the health, welfare, and safety of our community. Harpers Ferry is a national treasure with the natural and historic resources tours flock to see each year and one of the communities that will be negatively impacted by this zoning change.

According to a 2019 study by the West Virginia Tourism Office, Jefferson County generated an average of \$178 million per year in tourism-derived revenue for state and local governments over the last 10 years, more than any other county in West Virginia by at least double. Tourism benefits the businesses and economy of Ranson and Jefferson County producing \$213.7 million in individual earning, 7040 jobs, and \$842.6 million in direct spending here in 2018. We would need 40 Project Shuttles to replace the individual earnings and 59 Rockwools to replace the jobs provided by the tourism industry in Jefferson County. It is important to note that most of the money generated by tourism in Jefferson County comes from neighboring states. In this way, it is like an export: not simply recycling money, but bringing money into the state increasing its wealth. Much of the economy in Harpers Ferry is based on this tourism industry. A threat to this industry poses a threat to the economy and welfare of our community.

One of the important drivers for tourism in Harpers Ferry is the Appalachian Trail. According to the Appalachian Trail Conservancy (ATC), Harpers Ferry is the psychologic midpoint of the Trail, and hikers often plan extended stays in Jefferson County with an obvious positive impact. The ATC reports that the smokestacks and associated lights will be visible in the viewshed of 15 vistas on the Appalachian Trail (AT). Studies have shown that quality of vistas and human impact on the environment are not only noticed by visitors, but effect their experience. Another study published in the Journal of Applied Recreation Research, found that points of interests and views drew visitors' attention and had a significant impact on their perception of the trail. It was also found that particularly beautiful vistas helped visitors overlook elements

that usually have a negative effect on trail experience like increased trail traffic. A 2009 study in Leisure Sciences revealed that scenic value was a perceptual theme of Appalachian Trail visitors, and that things as simple as dead trees visible in a vista can have a negative impact on visitors' overall perception. Imagine the effect the smokestacks will have from the 15 vistas from which they will be visible. The introduction of industrial activity made possible by the proposed rezoning in Ranson would have a negative effect on the scenic views of beautiful landscapes from the Appalachian Trail in Jefferson County.

The smokestacks are not all visitors will be able to see — the air pollution will create haze. The effect of regional haze on tourists was explored in a review article published in the Atmospheric Environment titled "Impaired visibility: the air pollution people see." A key takeaway on the negative affect of haze on vacationing tourists was summarized as follows:

"Vacations offer an escape from the routine and stress of our daily lives. Vacation destinations are often chosen based on their scenery; vacations are spent gazing at monuments, mountains, clouds, and oceans. Good visibility allows clear observation of distant features and appreciation of the inherent beauty of these scenes...Air pollution, which is often present in both our cities and parks, interferes with these attributes and can ruin the views vacationers travel to enjoy."

People seek bucolic, unspoiled areas to escape the stresses of urban areas. A 2004 study in Environment and Behavior found perceived pollution causes stress while viewing natural scenes has both psychological and physiological benefits, and a 2007 study confirmed these benefits. Two other studies found that people are emotionally affected by poor visibility, and tourists are disappointed when views are obscured by haze.

The combination of smokestacks and haze will mar the viewshed and will not only reduce the positive effects of a scenic landscape but also leave tourists disappointed and dissatisfied with their choice of destination. With these effects the welfare of the Harpers Ferry community would undoubtedly be endangered by the industry that this zoning change will provide for.

Multiple studies by doctors Kozar, Doctor, and Doctor have demonstrated that the land at this site to be rezoned is Karst with the highest likelihood of sinkhole development in the county, and that the groundwater aquifer there is incredibly sensitive to contamination from surface water. Further, this site is on an upland plain with relatively few surface streams, seasonal variability in the water table that results in numerous estavelles, and large amounts of water in the epikarst. In this area contamination in surface water communicates easily to the water in the epikarst via diffuse and point infiltration, and the springs at the margins of the upland area are directly affected by the water quality throughout the aquifer. According to Jefferson Orchards Voluntary Remediation Plan with the WVDEP, the groundwater at the site is approximately 60 feet below the ground, and the tests performed by the USGS have shown that groundwater from just adjacent to this site emerged in the headwaters of both the Elk's Run and Rattlesnake Run. This is critically important for Harpers Ferry because the Elk's Run headwaters is a spring about three miles southeast of the site and goes on to become the drinking water source for Harpers Ferry and Bolivar before emptying into the Potomac River.

The headwaters of Rattlesnake Run is a spring about 3.5 miles from the site and is also a tributary of the Potomac River. The Potomac River is the back up water source for Harpers Ferry. This means that the activity at the site will have a critical influence on the drinking water of Harpers Ferry. In this was the industry permitted by this change in zoning would undoubtedly endanger the health and safety of the community in Harpers Ferry.

The untoward health effects and individual economic consequences from the pollution emissions of the industry this rezoning will allow that will be born out over the length of people's lives and that of their decedents for at least three generations is an egregious example of environmental injustice that should not be tolerated. This zoning change may be in one of the poorest sections of the county, but the effects will be felt in every part of Ranson and the county.

The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." The industry that this rezoning will allow will jeopardize the health, safety and welfare of Ranson, Harpers Ferry and the whole county. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would negatively affect tourism, economic agility, groundwater quality, and individual health in neighboring municipalities like Shepherdstown. In doing these things the industry that this zoning change provides for will adversely affect the health, safety, and welfare of our community.

Tourism is critically important to Shepherdstown's economy and to the county as a whole. In 2018, tourist spending in the Jefferson County contributed over \$170 million to state and local government revenue and \$213 million in individual earnings. Importantly, most of this money comes from tourists visiting from neighboring states like Virginia, Maryland, and Washington D.C. Out-of-state tourists are largely drawn to Jefferson County because of its reputation for environmental-friendly, sustainable industry. Key elements that support this reputation include the county's pastoral scenery and pristine natural resources. Ordinance #2017-302 will allow industry into Jefferson County that risks harming these elements and dramatically reducing the area's appeal to visitors. The resulting harm to our tourist industry would drive away visitors and decrease state, county, and local revenue. The long-term success of Jefferson County's tourism industry is dependent on local governments making coordinated zoning decisions. Allowing certain types in industry in Ranson will negatively affect tourism in every municipality throughout the county, including Shepherdstown. Voting no on ordinance #2017-302 will protect the foundations of the county's tourism industry and protect the 7,040 jobs in Jefferson County that are directly supported by tourism. In this way, the industry this zoning change will allow will adversely affect the welfare of our community.

The type of large, consolidated industry that ordinance #2017-302 would allow in Ranson would generally reduce the flexibility of local economies in Jefferson County. Historically, the driving industries in Jefferson County have been tourism, agriculture, and the equine industries. These three industries are large conglomerates of small businesses. Small business is very important

to Shepherdstown. Small businesses have been shown to create more jobs, cultivate more innovation, and provide more opportunities than big, non-local firms. Additionally, small businesses have been shown to be more reactive to sudden changes relative to manufacturing businesses. Bringing large, manufacturing-based industry into Jefferson county will depress the local economy and stifle innovation. During this time of economic upheaval and uncertainty, Jefferson County needs to support industries that will allow local economies to adapt and recover as fast as possible.

Voting no on ordinance #2017-302 will help protect water resources throughout Jefferson County. The type of industry that ordinance #2017-302 would allow puts the ground resources of Jefferson county at significant risk due to the karst hydrogeology. The site in Ranson is in the Rocky Marsh Run watershed, which is in the source water protection zone for Shepherdstown and drains to the Potomac River. Therefore, activity at this site will affect both groundwater and surface water streams. In municipalities like Shepherdstown, many residents and nearby farms depend on wells for water. Contamination of groundwater aquifers would create both health and remediation concerns for local residents. Dye tests performed by the USGS near the area of proposed rezoning in Ranson have shown just how far-reaching groundwater contamination at the Ranson site could be. Results from the USGS study revealed measurable dye concentrations in Elk's Run, Rattlesnake Run, and even the Shepherdstown Town Run. This last run cuts through the center of Shepherdstown and is a favorite area for children to play and learn to fish. In this way, the industry that this zoning change will allow will adversely affect the safety of our community.

Groundwater pollution is not the only concern for communities like Shepherdstown. The type of industry that ordinance #2017-302 would allow in Ranson would also generate air pollutants like fine particulate matter, ozone, and sulfur dioxide. These pollutants are particularly harmful to children. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease. The site in Ranson is across the road from an elementary school and also within the Jefferson High Middle district. Voting no on ordinance #2017-302 will prevent air pollution from negatively affecting the long-term health of children in Shepherdstown and all of Jefferson County. In this way, the industry that this zoning change will provide for will adversely affect the health of our community.

I again request that you vote no on ordinance #2017-302. This zoning change will allow industry that will adversely affect the health, safety, and welfare of our community. The long-term economic, environmental, and community health of municipalities like Shepherdstown depend on Ranson's participation in a coordinated zoning plan for all of Jefferson County.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully ask you to vote NO on Ordinance #2017-302. The industry this zoning change will allow for endangers the health, safety and, welfare of the community, and violates the premise of the smart code zoning that we have spent so much time, effort and federal money employing.

Any change in zoning needs to align with the comprehensive plan. In Ranson's current comprehensive plan (2012), the city only refers to "heavy industry" in the history section. Here it is characterized as part of a bygone era that has been replaced by an emphasis on agriculture for local food production, open spaces, and quality-of-life. In the remainder of the document, the word industry is used loosely to describe businesses including flower shops and shoe stores. Nothing that resembles the industry that this zoning change will provide for is described in the current comprehensive plan of Ranson.

In the land use section of the comprehensive plan, number ten states:

"Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The comprehensive plan clearly states that the city will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community. This change in zoning clearly negatively affects the health, safety, and welfare of the community.

As the zoning is proposed, the industry that this zoning change will allow for will be directly across the street from houses, parks and other small businesses. A densely populated subdivision and an elementary school already exit directly across the street. While these latter

community sections are not in the city limits, the effect of this zoning on them should still be considered just the same as it would be if they were in the city limits.

The industry that this zoning change will provide for will produce particulate, gaseous, and hazardous air emissions. These emissions have been shown to be detrimental to human health at every stage of life from embryo to old age. In utero and childhood exposure are the most damaging with lasting effects being realized through out life, and with maternal exposure the effects can be felt for generations. Multiple organ systems are affected including respiratory, cardiovascular, neurologic, immune, and endocrine causing defects in multiple processes including in utero development, neurodevelopment, immune and tolerance development, and cognitive defects. There are also psychological, social, and economic effects from both perceived and actual air pollution in both children and adults. Many of these effects can be seen even with short-term exposure or exposure that is lower than the levels recommended by the US Environmental Protection Agency and World Health Organization. These consequences are devastating to the individual and depressing to the local community and economy. State law does not allow a school to be built next to industry that this zoning will allow but yet we are contemplating changing the zoning so this industry can build next to a school. This does not make sense. As Ranson residents, we want Ranson to follow the lead of the state and keep polluting industry away from kids. In these ways, this change in zoning will negatively affect the health and welfare of the community.

In addition to the health effects of the air emissions is the threat to groundwater from the industry that this zoning change would allow. The land in question has karst hydrogeology and therefore very high aquifer vulnerability and is not appropriate for this industry. With the type of industry this zoning will provide for, combined with high aquifer vulnerability, the likelihood of groundwater contamination is too high for the community and region to bear. A USGS study demonstrated that contamination in the groundwater adjacent to the site moves relatively quickly and can be found in wells and surface water structures in a variety of locations in the County. In this way, contamination at the site would affect the drinking water of the great majority of Jefferson County residents. Through the surface water connections, the water at the site also affects the water resources of the region.

Aquifer vulnerability has been used by policy makers for decades to set land use regulations. The guiding document, from the WVDEP, Stormwater Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." In Ranson, we need to follow this advice and not change the zoning of this land for use by industry that has among the highest aquifer vulnerability in the County. This zoning change will endanger the safety of the community and region by endangering the safe water resources. As Ranson residents, we want to safeguard the water resources of the county and region by following the WVDEP guidance here.

Further, by reallocating this transect district and replacing it with a monolithic block of Special District Industrial designation, hundreds of housing units, parks and space for small businesses are lost. Ranson loses the potential for property tax on these properties and their improvements, Business and Occupational tax on the businesses and sales tax in retail stores. The community loses out on the opportunity to develop affordable housing and create locations where people can live, work, play, and shop all in the same place reducing the need for travel.

Worse yet apparently a deal has been made where the entity that owns the subject land has required that a litany of things not be built on the adjacent land essentially stripping the purpose of the smart code transect zone that exists there. Transect zones in the smart code are meant to transition, from out to in, and provide communities where people can safely work and live in close proximity in an effort to reduce travel. Excluding many of the components of the transect zone effectively eliminates the features that make it a transect zone, thus, losing the benefits a transect zone offers the community and city. By losing these benefits, reducing the overall and affordable housing prospects, and reducing so drastically the opportunities for city income, this zoning change will negatively affect the welfare of the community.

As Ranson residents, we find it odd that we are changing zoning to provide for industry that we would not put in the middle of our town close to our residents, but we are placing it close to the homes of county residents. Further, it is striking that the area where this change in zoning is directly adjacent to historically underserved lower income communities and a Title I school. This amounts to environmental injustice and cannot be tolerated.

The purpose of zoning is for a city to protect the health, welfare, morals and safety of the community. In this case, the air emissions and heavy truck traffic will endanger the communities' health. The threat of water contamination will endanger the safety of the community. The effect of lost productivity and decreased workforce participation due to increased illness and the negative effect the air emissions and presence of such a factory will have on the local economy will negatively affect the welfare of the community. The environmental injustice of changing the zoning to accommodate such polluting industry in a location where your municipality has no residents, but yet hundreds of low income and underserved county residents live is egregiously amoral. This must not happen. We respectfully implore you to do the right thing and vote no on ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:14
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote NO on Ordinance #2017-302. This rezoning will put an undue hardship on the wastewater treatment systems, burden the rate payers and risk surface waterways in Charles Town, risking the health, safety and welfare of the community. The comprehensive plan of Ranson states, the City "will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community." Therefore, please vote NO on #2017-302.

The nature of the industry that this zoning will allow will be harmful to our local economy. Charles Town has spent a lot of time and money improving our downtown area for restaurants and retail. We are working to take advantage of the tourism industry in our county and bring more people into Charles Town. The eye sore, noise pollution, air pollution, and obvious move away from sustainability will drive people away from Jefferson County and Charles Town, rendering our efforts ineffective and unrewarding. This will make it harder for our small businesses to be successful. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

According to the 2018 WVU economic study of the eastern panhandle, over 40% of the workforce in Jefferson County choose to work outside of the state. These commuters bring that money home and spend it here supporting our local small businesses, economy and government. Charles Town has a large number of residents who commute. These typically higher earners may choose to leave the area because of the presence of the industry that this zoning change would provide for. This will cause a hardship on our economy and municipality. In this way, the industry this zoning will provide for will adversely affect the welfare of our community.

The industry that this zoning will allow will cause stress for multiple reasons on the Charles Town wastewater treatment systems and the surface waterways in Jefferson County and

beyond. The industry currently planning to utilize the zoning change will have discharge to the wastewater system that is high in chloride, primarily from its water softening system. The NPDES permit modification allows up to 5,000 mg/L. Chloride is not settled or removed at the wastewater treatment plant. It cannot be removed by conventional means and would be prohibitively expensive to do by new technology. This is of concern to Charles Town because chloride can harm stream water and also impair functioning of the wastewater treatment plant. Furthermore, the corrosive nature of chloride can cause damage to pipes both in the wastewater system and those used by downstream drinking water systems, like the \$207 million Trap Rock Water Treatment plant in Loudoun.

The human health criteria for chloride under WV standards is 250 mg/L. Under low stream flow conditions, chloride additions to the treatment plant effluent, as proposed by the industry currently planning to utilize the zoning change, could cause chloride levels in Evitts Run to exceed this standard. If the amount of chloride increased due to expansion or higher throughput, then this human health standard would be violated frequently. Chlorides are also known to harm aquatic life and effect metal toxicity in rivers. The USEPA and several states have surface water guidelines of 230mg/L for chronic exposure. This would also pose a risk of damaging the water treatment facilities downstream on the Potomac River.

A research study by Lefebvre and Moletta in 2006 showed that chloride and salinity impair the ability of wastewater treatment to remove phosphorus and nitrogen, and because of this, other states have introduced legislation to treat saline wastewater. Uygur and Kargi in 2004 looked at the effects of salt on synthetic wastewater treatment. They found that removal of both nitrogen and phosphorus was reduced when salinity increased from 0 to 6%. In fact, the removal efficiency of ammonia dropped from 96% to 39% with this increasing salinity. Hong et al. In 2016 found phosphorous removal decreased 20-28% when chloride concentrations went from 150 mg/L to 1,500 mg/L. Phosphorous removal was completely inhibited at concentrations greater than 2,500 mg/L. This increased salinity has the potential to make the Charles Town wastewater treatment system work far less efficiently.

In addition to the contents of the wastewater this type of industry will produce, the volume of sewage is itself a concern. Given that the City of Charles Town has been in violation of its permit on numerous occasions for spills and overflow of untreated sewage, adding large volumes of wastewater will further challenge the near capacity system. This will mean that costly capacity upgrades will need to be done likely sooner than they would have needed to be done, imposing further financial strain on the system. Through these effects, the industry this zoning will provide for will adversely effect the health, safety, and welfare of the community.

This zoning change will provide for industry the likes of which are not present in this county and have not been present in this county for many decades. We find it appalling that the introduction of zoning for such industry is being done in an area of the county that is historically underserved and lower income. It is even more egregious because the worst effects including air pollution and groundwater contamination will be felt first and most severely in the immediate vicinity, and Ranson does not even have residents in the immediate vicinity of the

proposed zoning change. This decision is being contemplated without representation of those who will be most affected. This would be a deplorable example of environmental injustice.

This zoning will provide for industry that will harm our economy, drive away residents, challenge and or damage our infrastructure, and may damage our waterways and wild life. Through these effects, the industry this zoning would allow will adversely effect the health, safety, and welfare of our community. This is being done with out representation of those it will affect the most. Please vote No on Ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:16
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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This land and this location are not appropriate for the industry this zoning change will allow. The hydrogeology of the land combined with such industrial activity risks the safety of our water supply. The air emissions from this industry will negatively impact our physical and mental health, our children's ability to achieve, our ability to make a living, our happiness, and it will do this for generations even after we leave or the pollution stops. The industry this zoning change will provide for will adversely affect the health, safety, and welfare of our community. It is not lost on us that this zoning change is being made next to our neighborhood and not next to the residents of Ranson, yet Ranson is in control. This is not right. We respectfully ask you to vote NO on ordinance #2017-302.

The land at the site in question is not just ill-suited, but completely inappropriate for the industry this zoning change will allow. This land has karst hydrogeology. As such, the ground itself is very unstable and readily develops sinkholes. This land has been described by a 2012 study to be exceptionally susceptible to sinkhole formation, more so than most of the rest of the county. Sinkholes provide point infiltration of surface water into the water in the epikarst. The porous bedrock allows diffuse infiltration of surface water into the epikarst water. At this site, there is also large amounts of water in the epikarst and it is only 60 feet from the surface. This allows the water at the surface to easily communicate with the water in the epikarst and the groundwater aquifer carrying any surface water contaminants with it.

The industrial activity this zoning change will allow for will cause ample surface water contamination from ground level industrial activities, raw material and waste storage and particulate matter falling to the ground from the air emissions. The industry that is currently planning to utilize this zoning change should be designated a stormwater hotspot just for this reason. The WVDEP should require them to treat all water before it is allowed to infiltrate the ground, but so far, this has not been done. The WVDEP actually recommends that areas like this not be developed due to the risk to groundwater. Their guiding document, Stormwater

Management Design in Karst Areas states, "it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that the best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations." This guidance should be followed; clearly we cannot expect the DEP to protect us from inappropriate zoning changes. Mr. Stranko indicated that the council should not take environmental issue into consideration when zoning. However, it is clear that the DEP is imploring local governments to take the hydrogeology and in particular karst into consideration when zoning.

The wellhead protection area for the Fox Glen's well and that of the elementary school where our children go to school intersects with the land where the zoning change is being proposed. However, a USGS study has shown that the groundwater aquifer here moves relatively fast and so contamination throughout this property is a concern for our water quality. This zoning change will clearly endanger the safety of our water supply. If the well at Fox Glen is contaminated and the utility is forced to divert water from further away, this may be used as evidence at the Public Service Commission to raise the water tariff on Fox Glen residents. This is an increase many will not be able to afford, raising the risk of water insecurity. Through this effect on the water supply the industry this zoning change will provide for will adversely affect the safety and welfare of our community.

The air emissions that will be produced by the industry that this zoning will allow include gaseous (SO₂, NO₂, O₃ (VOC and NO_x)), particulate matter (PM₁₀, PM_{2.5}, PM_{0.1}), and hazardous emissions (neurotoxins and carcinogens). We will be exposed through our lungs from the air we breathe, through our skin from the air and things we contact, and through contaminated things we may ingest. Our kids will be more exposed because they spend more time playing outside and on the ground and kids like to put things in their mouth. In fact, according to the National Academy of Science, our kids are more at risk because they breathe more air per pound than adults, their detoxification pathways are less mature, they are growing and developing and these processes are more sensitive, and they have more years to live yet and thus more years to develop slow onset diseases. Exposure to air pollution in early human development, especially exposure to fine particulate pollution, can be extremely deleterious to children's health and development.

The negative effects start in utero. Embryonic and fetal cells are exquisitely sensitive and are affected directly by inhaled pollutants that across the placenta like fine particulate matter as well as other secondary pathways causing impaired organ development, disturbed development of the immune system, premature birth, lower birth weight, and increased infant mortality. These early changes lead to long-term effects including increased disease development in multiple organ systems throughout life, cognitive defects, achievement deficits, and negative psychological social and economic effects.

Fetal and early life exposure to air pollution causes inappropriate brain growth and maturation in early life, neurodevelopmental disorders, early cognitive deficits, and has been associated

with autism by several case-control studies. Several studies have demonstrated a scholastic deficit in exposed children for almost all subject matter and at a variety of grade levels. The cause of these findings are multifactorial and researchers suggested they include exacerbation of asthma symptoms, other decreased health parameters, increased fatigue, increased absence, or a direct neurodegenerative effect, all caused by or contributed to by the exposure to air pollution.

Development of the respiratory system starts in utero, is 80% complete by age 6, and continues to early 20s. A review by Korten et. al. in 2017 explained that exposure to air pollution during the first 6 years of life can damage the lung tissue, impair lung growth, and alter the development of immune function and repair mechanisms within the lungs. These effects increase both short- and long-term risk for asthma, chronic obstructive pulmonary disease (COPD), lung cancer, and respiratory infections. Exposure to outdoor air pollution not only increased the risk of these diseases, but exacerbates existing disease increasing severity of symptoms, hospital visits, and death due to these diseases. A 2019 study found “even within the limits set by the World Health Organization, the pollutants PM10, SO2, NO2, and O3 are associated with increased risk of treatment for respiratory diseases in children 0 to 6 years of age.” It is important to note that the US limits are set higher than the WHO, 300% higher in the case of PM10!

There are a multitude of other physiologic effects of air pollution that cause increased rates of morbidity and mortality in both adults and children. Air pollutants are associated with increased risk of autoimmune diseases like asthma, allergies, and eczema. Air pollution has deleterious effects on the cardiovascular system, endocrine system and blood, contributing to the occurrence of high blood pressure, high cholesterol, obesity, anemia, and stroke.

There are psychological effects as well. A review, of 178 published articles by Lu published in 2020, systematically examined the psychological (affective, cognitive, behavioral), economic, and social effects of air pollution and found: “Affectively, air pollution decreases happiness and life satisfaction, and increases annoyance, anxiety, mental disorders, self-harm, and suicide. Cognitively, it impairs cognitive functioning and decision making. Behaviorally, air pollution triggers avoidance behavior, defensive expenditure, and migration as coping strategies. Economically, it hurts work productivity and stock markets. Socially, it exacerbates criminal activities and worsens perception of the government. Importantly, both actual and perceived air pollution levels matter.”

Through negative physical and mental health effects air pollution has been shown to decrease an individual’s productivity and ability to participate in the workforce, negatively impacting workforce availability and overall productivity. This negatively impacts individual workers, companies, and the local economy. It also decreases individual’s ability to relocate themselves or their family into an area less affected by pollution. In this way a vicious cycle is set up where successive generations are exposed to the same pollutants and experience the negative effects of the ongoing exposure to pollution. This is not a fate the children of Fox Glen deserve to have thrust upon them by this zoning change and the industry that it will allow into our bucolic

county. An editorial in the New England Journal of Medicine, commenting on several recent studies, stated: "The best control strategy from the standpoint of human health, supported by the scientific evidence to date, is to reduce the levels of all types of air pollutants. Our children's health depends on it." Clearly the industry that this zoning change will provide for will negatively effect the health, safety, and welfare of our community.

The area surrounding the location, of the proposed zoning change that will accommodate heavier types of industry, is historically lower income and underserved. Deciding to locate a tract of such zoning in this location when is it on the whole unwanted and totally inappropriate for the land and surroundings is an example of environmental injustice. The Lancet Commission on Pollution and Health, citing the United Nation's Universal Declaration of 1948 on Human Rights, found that "pollution threatens fundamental human rights - the right to life, the right to health, the right to well-being, and the rights of the child." This rezoning represents not only a bygone era of economic development but a bygone era of environmental injustice and human rights violation.

The Lancet Commission on Pollution and Health further found that prevention of non-communicable diseases will require pollution prevention and that this will require fundamental changes in societal patterns of production, consumption, and transportation. This will require a paradigm shift to a more sustainable economic model based on recognition of human rights. They also found this is a major unexploited opportunity in society that many communities are grappling with undertaking. The movement away from the smart code zoning, with it integrated walkable communities, to large tracts of land dedicated to polluting industry close to a title one school is the exact opposite of this. This rezoning would represent a major step in the wrong direction for disease prevention, human rights, Ranson, and Jefferson County!

This change in zoning is not appropriate for this land and this area. This land itself is not well suited for the industry this zoning change would allow. This industry would severely adversely affect the health, safety and welfare of our community. Please vote NO on the Ordinance #2017-302.

Sincerely,

Lynn Delles

From: Lynn Delles <LBDelles@gmail.com>
Sent: 6/19/2020 23:17
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Lynn Delles

From: Roxanne Burkhardt <rrwiebold@aol.com>
Sent: 6/19/2020 23:53
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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Please vote no on ordinance #2017-302. This Ordinance would allow industry in Ranson that is not aligned with the comprehensive plan of the City. The Comprehensive Plan of Ranson under General Land Use Objectives states the following:

"10. Encourage manufacturing and assembly-line facilities to locate in Ranson. The City will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."

The City has failed to address the latter part of this objective. By changing the Special District Industrial (SDI) in the way that the City did in 2017, this designation enables industry that will endanger the health, safety, or welfare of the community. By now changing this additional land from new community to SDI, Ranson has ensured that such industry will come to fruition.

The industry that this rezoning will provide for produces significant amounts of pollution. The air pollution would include gaseous emissions, particulate matter and hazardous air pollutants. These substances are known to cause diseases affecting multiple organ systems including the neurologic, immunologic, respiratory, cardiovascular, endocrine, blood and skin. These effects are strongest during gestation and childhood as development is exquisitely sensitive during these times, but the effects are realized throughout life negatively impacting a variety of lifetime parameters including physical and mental health and economics. Many of these effects have recently been shown to occur even below the World Health Organization standards. This rezoning will undeniably endanger the health of the community.

Through a combination of its visibility in the county and the pollution it produces this industry will harm the industries that are the pillars of our economy. The air pollution endangers the health and performance of the horses in the thoroughbred racing industry ultimately decreasing return on investment, cash flow, and over all earnings for owners, breeders, and

trainers. This group provides over \$70 million in direct business volume per year in Jefferson County. The agriculture industry will experience decreased crop yield due to the air pollution and will also see decreasing return on investment, cash flow, and overall earnings. The industry new would be an eyesore visible from many locations in the county, the haze will affect visibility and view, and both will have a negative effect on perceived sustainability to tourists. These effects will cause decreased visitors and again decrease return on investment, cash flow, and overall earnings for the hundreds of small businesses that make up the tourism industry. In these ways, the presence of the industry this zoning change will allow will have a substantial negative effect on the economy of Ranson and the County, and will undeniably endanger the welfare of the community.

The hydrogeology at the location is completely inappropriate for the type of industry this rezoning will allow. Due to the mature karst hydrogeology at the location, there is a high level of aquifer vulnerability. Pollution that has fallen to or is present on the ground, will be carried by surface water into the groundwater aquifer via diffuse and point infiltration. Even the engineering company hired by Thrasher engineering for Rockwool warned that it was impossible to eliminate the risk of sinkhole development and groundwater contamination. This is precisely why the guiding documents of the DEP recommend strong zoning and land-use regulations from local government to prevent development of karst areas. Because of the characteristics of the karst aquifer in this location, contamination of the groundwater here would affect the drinking water of the great majority of Jefferson County. This rezoning will undeniably endanger the safety of the community.

The Comprehensive Plan as quoted above states, “the City will designate ample land that is well-suited for industrial facilities.” Due to the hydrogeology, this land is not well-suited for industrial facilities as would be allowed by the Special District Industrial. Respectfully, Mr. Stranko is incorrect in his assertion that the council is not allowed to take the environment into consideration in zoning decisions, as it is the purview of the DEP. In fact, the DEP implores local governments to do just that in its guiding documents on stormwater design in karst. The DEP Stormwater Management Design in Karst Areas states, “it is important to note that the potential for geological hazards, damage to infrastructure, and groundwater contamination is an ongoing concern when developing in these areas. And that best approach is to craft stronger comprehensive land use plans that direct new growth away from karst areas to more appropriate locations.” Clearly, the DEP is encouraging local governments to use zoning to steer development like this away from karst land. This karst area is inappropriate and ill-suited for this use and it should not be zoned for it.

The Comprehensive Plan is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” This zoning change would clearly adversely affect the health, safety, and welfare of the community. The Comprehensive Plan further states, “the City will designate ample land that is well-suited for industrial facilities.” This land is clearly ill-suited for industrial use and should not be zoned for it. Therefore, the council should vote no on the zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

Roxanne Burkhardt
Kearneysville , 25430

From: Amanda Reahl <amandareahl87@gmail.com>
Sent: 6/20/2020 04:42
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

Dear Ms. Pfaltzgraff:

Re: #2017-302: "AN ORDINANCE AMENDING AND RE-ENACTING THE OFFICIAL ZONING MAP OF THE CITY OF RANSON PURSUANT TO RANSON MUNICIPAL CODE § 19-20 AND CHAPTER 19A, ARTICLE 1: 'JEFFERSON ORCHARDS' REALLOCATING TRANSECT DISTRICTS (DISTRICT 8, TAX MAP 12, PARCEL 1)"

I respectfully request that you vote no on ordinance #2017-302. The type of industry that this ordinance would allow in Ranson would have a negative effect on water and air quality in neighboring states such as Maryland.

The Potomac River provides drinking water and a source of recreation to Maryland residents. Water and air pollution generated within the Potomac River's watershed will inevitably contaminate this valuable waterway. The site of the proposed zoning change in Ranson is located within the Potomac River Watershed.

The type of industry that ordinance #2017-302 would allow in Ranson would utilize large water impoundments, in an area of known karst terrain. This water will be contaminant from several sources including particulate mater that has fallen out from the air emissions and process water. The West Virginia Department of Environmental Protection has published guidelines that specifically discourage extensive development in areas of karst terrain because of the vulnerability of karst aquifers to contamination by surface pollution. Karst features increase surface water and groundwater connectivity and any spills or surface releases quickly percolate into the groundwater. Additionally, sinkholes are common in karst terrain and can cause ruptures in wastewater impoundments. Even if appropriate attempts are made to contain and manage wastewater and other stormwater runoff on-site, there is still a high risk that wastewater could contaminate the groundwater through tears and catastrophic failure of wastewater impoundments. Contaminated groundwater in karst terrain can easily resurface in waterways several miles away, as shown by a USGS tracer study conducted near the site in to be rezoned. The USGS study detected tracer dye in multiple springs and waterways miles from the initial injection site in Ranson. All of these waterways drain into the Potomac River.

Mismanagement of wastewater could also lead to contamination of nearby surface waters. For example, the site of the proposed rezoning in Ranson is in the Rocky Marsh Run watershed.

Rocky Marsh Run also drains to the Potomac River. Voting no on ordinance #2017-302 will preserve downstream water quality and help ensure that the Potomac River remains usable for Maryland residents.

Air pollution poses another risk to Maryland residents. The type of industry that ordinance #2017-302 would allow would generate air pollutants like fine particulate matter. According to the US EPA, fine particulates can travel 100s of miles from its original source. Air pollution related to industrial activity in Ranson could easily reach Maryland. Fine particulates have a greater affinity for carrying toxic compounds and their small size allows them to be inhaled more deeply into the lungs. Chronic exposure to fine particulate matter is associated with increased risk of several diseases including Alzheimer's in adults. Children exposed to air pollution have an increased risk of developing asthma, cancer, diabetes, mental health issues, and cardiovascular disease among others. Fine particulate matter also exacerbates regional haze which creates a visible reminder of air pollution. The psychological effects that arise from an increased perception of pollution include stress, anxiety, and unhappiness. Voting no on ordinance #2017-302 will help prevent increased air pollution from negatively affecting the long-term health of Maryland residents.

The industry that this zoning will provide for will threaten the health, safety, and welfare of the residents in Maryland, and this land is not well-suited for industrial use. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will "not adversely affect the health, safety, or welfare of the community." To achieve this, the council must not approve this proposed zoning change.

I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Amanda Reahl
Frederick, 21702-6100

From: Bernadette Roche <bernaroche@gmail.com>
Sent: 6/20/2020 09:13
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
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I again request that you vote no on ordinance #2017-302. Zoning decisions in Ranson and Jefferson County have an undeniable influence on the quality of life in neighboring states.

Sincerely,

Bernadette Roche
Middletown, 21769

From: david hatchett <dhatchett58@gmail.com>
Sent: 6/20/2020 10:36
To: spfaltzgraff@ransonwv.us; dpierson@ransonwv.us; gtaylor@ransonwv.us; scoulter@frontiernet.net; tgrant@ransonwv.us; astroud@ransonwv.us; andersonantS@aol.com; donhainessr@gmail.com
Subject: Written Public Comment for hearing on #2017-302

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I respectfully request that you vote no on #2017-302. The air emissions, possibility of ground and surface water contamination, and their effect on our interwoven economies threaten the health, safety and welfare of not just Jefferson County but the greater region, including Loudoun and the greater Northern Virginia area.

This zoning would provide for industry that produces large amounts of air emissions. These emissions include gaseous NO₂, O₃ (VOC and NO_x), and (SO₂), particulate (PM₁₀, PM_{2.5}, PM_{0.1}), and other hazardous emissions. Northern Virginia is directly downwind from these emissions. Much of the gaseous, fine particulate, and hazardous emissions can reach Northern Virginia. Further affecting the outdoor air quality of the adjacent portion of Virginia and the ability of these areas to achieve and maintain National Ambient Air Quality Standards (NAAQS) attainment. This will affect agriculture and outdoor leisure and recreation.

For example, Loudoun County has been in nonattainment for the NAAQS 8-hour Ozone standard for the past two years. VOC and NO_x react after they have been emitted to produce ground level ozone. The industry that this rezoning would provide for would produce large amounts of these emissions. This would make it even harder as Loudoun County tries to achieve attainment. As time goes on and the scientific research advances our knowledge and understanding of the extent to which gaseous, particulate and hazardous emissions affect human health the NAAQS standards are likely to be reduced. The effects on air emission from this rezoning will make it only harder for Loudoun and Northern Virginia to meet these standards.

In addition to the concerns about the air, the possible ground and surface water contamination is very concerning to Loudoun and Virginia residents. The site is known to have ground water that is vulnerable to contamination due to the karst hydrogeology. A USGS study demonstrated that the ground water adjacent to the site to be rezoned communicates readily with surface

water tributaries of the Potomac River. In addition to direct infiltration where water moves directly from the surface to groundwater via porous limestone bedrock, karst is known to have severe ground instability problems. This makes karst geology prone to sinkhole development. Sinkholes provide direct connection between the surface water and any contaminants it may contain and the groundwater. This makes the aquifer vulnerability in karst areas very high, and contamination with industrial activity such as that provided for by this rezoning too likely. In this way, this zoning change will adversely affect the health and welfare of individuals and the community.

Loudoun sources its drinking water from the Potomac River, downstream of many West Virginia tributaries that carry water from the epikarst and groundwater aquifer at the site to be rezoned. Loudoun has recently completed the new Trap Rock Water Treatment facility, which draws water from the Potomac River. Loudoun currently provides 40 million gallons and projects to provide 90 million gallons of drinking water a day to customers by 2040 (Loudounwater.org). Therefore, the viability of the Potomac River is a high priority for Virginia residents.

Loudoun and Northern Virginia is one of the fastest growing communities in the country and provides a lot to Jefferson County in their symbiotic relationship. Virginia residents support and enjoy Jefferson County through tourism, as our residents enjoy the natural and historical resources of your county. Virginia residents and businesses support the equine industry in a multitude of ways from providing wagering fans at the races to the Virginia Breeders Association Virginia Certified incentive programs and a strong market for retired racehorses. According to an economic impact study from WVU, at least 40% of Jefferson County residents travel outside of West Virginia for work, a good percentage of those travel to northern Virginia. This rezoning would allow for industry that would negatively affect the economy of both places and this relationship and the benefits for our residents gleaned from it.

This zoning change will provide for industry that will negatively effect the health safety and welfare of the Loudon and Northern Virginia community. The Comprehensive Plan in Ranson is clear: the city has a duty to ensure that new industry will “not adversely affect the health, safety, or welfare of the community.” To achieve this the council must not approve this proposed zoning change. Please vote no on the ordinance #2017-302.

Sincerely,

david hatchett
sterling va, 20165